

**CITY OF TEMPE**  
**DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/23/2015  
 Agenda Item: 4

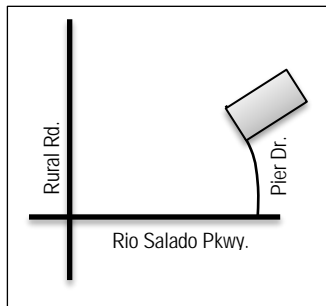
**ACTION:** Request for an Amended Planned Area Development Overlay and a Development Plan Review consisting of a new mixed-use development containing 272 apartment units and 5,071 square feet of retail space within a six-story, 84'-5" high building for SOUTHBANK LOT 6, located at 1190 East Vista del Lago Drive. The applicant is Huellmantel & Affiliates.

**FISCAL IMPACT:** While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

**RECOMMENDATION:** Staff – Denial

**BACKGROUND INFORMATION:** SOUTHBANK LOT 6 (PL140463) is a mixed-use project proposed within the Southbank development formerly known as The Pier at Town Lake. The building is six stories high (seven including mezzanine) and 88,118 total square feet in area. The request includes the following:

- PAD15004** Amended Planned Area Development Overlay to modify standards for density, lot coverage, landscape area, building height, setbacks, and vehicle parking.  
**DPR15075** Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Pier at town Lake LLC
Future Property Owner	JLB Partners
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Current Zoning District	MU-4 PAD, Rio Salado Overlay District
Gross/Net site area	3.34 acres
Density	81.4 du/ac
Total Building area	88,118 s.f.
Lot Coverage	63.2% (71% max allowed)
Building Height	84'-5" (291'-6" max allowed)
Building Setbacks	17' north, 9' south, 15' west, 15' east (22'-6", 31'-5", 5', and 90' min required)
Landscape area at grade	36.8% (29% min required)
Upper landscape area	13.8% (deck level)
Landscape area total	50.6%
Vehicle Parking	486 spaces provided with requested parking reduction (541 min. required by code)
Bicycle Parking	265 spaces (541 min. required by code)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director  
 Legal review by: N/A  
 Prepared by: Karen Stovall, Senior Planner  
 Reviewed by Ryan Levesque, Deputy Community Development Director - Planning

## COMMENTS:

This site is located east of Rural Road and north of Rio Salado Parkway, on the north side Vista del Lago Drive. The project is on Lot 6 of the Southbank mixed-use development (formerly known as Pier 202 and The Pier at Town Lake), which contains 9 parcels, all of which are currently vacant. The site is directly south of Tempe Town Lake. To the south, west, and east are other parcels within Southbank. The applicant for this project is also processing requests for an Amended PAD and DPR for Southbank Lot 1 (PL150102) concurrent with this application.

The Pier 202 Planned Area Development was originally approved in 2007 with a master plan consisting of nine lots with maximum building heights ranging from 187 feet up to 310 feet. The land uses include commercial, hotel, and residential units on a total of 27 acres. The approved PAD established development standards for five of the nine lots, including the subject lot. Since that time, Lot 3 received approval in 2012 for a 17-story senior living facility, a two-story commercial building, and two levels of underground parking. That approval is still active.

On July 17, 2014, City Council denied the Amended Planned Area Development Overlay and appeal of the Development Review Commission to deny the Development Plan Review for LPC Southbank, consisting of two new four-story multi-family buildings totaling 358 units.

This request for Southbank Lot 6 includes the following:

1. Amended Planned Area Development Overlay to modify standards for density, lot coverage, landscape area, building height, setbacks, and vehicle parking.
2. Development Plan Review which includes a site plan, building elevations, and landscape plan for a six-story, 84'-5" high building containing 272 apartment units and 5,071 square feet of retail space. The total building area, including parking and mezzanines, is 88,118 square-feet.

The applicant is requesting the Development Review Commission provide recommendations to the items listed above.

## PRELIMINARY SITE PLAN REVIEW

- 12/17/2014: First Preliminary Site Plan Review was completed. Plan identified 290 dwelling units and 8,500 square-feet of retail. Comments made by staff included the recommendations to maintain the former landscape theme and pedestrian elements of the original master plan, provide more ground level landscaping, provide ground-floor activation along the lake front with non-residential use, provide connectivity along the open space tract to promote a permeable development, design retail space for flexibility for other commercial tenants, maintain existing 31'-5" north setback to provide adequate landscaping and shade along path, and to refer to the Pier 202 Design Concepts for the level of quality expected for the development.
- 4/1/2015: Review of formal applications was completed. Plan identified 272 dwelling units and 5,071 square feet of retail space. Significant comments made by staff included: consider greater building height that would result in alternate construction type, provide a parking study to justify the reduction in parking below the ZDC requirements, provide a non-residential use at northwest corner of building including a patio adjacent to the open space tract, design the building to accommodate restaurant uses, including utilities, provide a break in the building along the north to draw pedestrians into the project and activate the lakefront (walkway through or courtyard), increase setbacks to provide additional room for landscaping and pedestrian walkways surrounding the site, fully detach the sidewalk along Vista del Lago, provide greater areas of office/retail/restaurant areas to increase mix of uses on the property, provide samples of all materials proposed for elevations, use less stucco/solid walls and more glass, incorporate decorative materials into building design (see Pier 202 design concepts), provide more shade to windows, better design the retail façade, use a different material for screening rooftop mechanical equipment, incorporate a color other than white and gray to relate the project to the lake, and provide material and color variation between buildings on lots 1 and 6.

## PUBLIC INPUT

A neighborhood meeting was held on March 23, 2015. Other than the applicant and city staff, no members of the public attended.

## PROJECT ANALYSIS

### PLANNED AREA DEVELOPMENT

This site is within the Rio Salado Corridor and fronts Tempe Town Lake. Expectations for development along the lake include those projects that complement the scale, character, and quality of existing developments and have amenity-rich open spaces that encourage pedestrian use. Building and open space designs should be creative and maximize the floor area ratio while minimizing site coverage to increase pedestrian activity and comfort while creating interaction between the buildings and lake. These expectations recognize the significant public and private investments that have occurred throughout the corridor in an effort to encourage compatible new development.

The 2007 PAD approval established development standards for this site that allow up to 302 dwelling units, 15,000 square feet of retail, 5,000 square feet of restaurant/lounge, and four levels of parking to total 572,900 square feet of building area with a maximum height of 291'-6". The design concept included a 21-story residential tower on the west portion of the site and an eight-story condominium building on the east.

The proposed Amended PAD includes 272 dwelling units and 5,071 square feet of retail to total 88,118 square feet of building area with a height of 84'-5". The development standards provided in the table below show a comparison of the standards tied to the original PAD and the proposed Amended PAD.

<b>SOUTHBANK LOT 6 – PAD Overlay</b>				
<b>Standard</b>	<b>MU-4</b>	<b>Existing (PAD, RSOD)</b>	<b>MU-4 PROPOSED MU-4 (PAD, RSOD)</b>	<b>Change</b>
Lot Acreage	NS	3.34	3.34	--
Maximum Residential Density	NS	90.4 du/ac	81.4 du/ac	Decrease
Number of dwelling units	NS	302	272	Decrease
Building Height (feet) [Exceptions, see Section 4-205(A)]	NS	291'-6"	84'-5"	Decrease
Building Height Maximum	NS	291'-6"	84'-5"	Decrease
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	Yes	
Maximum Lot Coverage (% of net site area)	NS	70%	63.2%	Decrease
Minimum Landscape Area (% of net site area)	NS	29% (ground-level) n/a	36.8% (ground-level) 13.8% (deck-level)	Increase n/a
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
West	NS	5'	15'	Increase
East	NS	90'	15'	Decrease
North	NS	31'-5"	17'	Decrease
South	NS	22'-6"	9'	Decrease
Bicycle Parking	.75/residential unit + .2/unit for guests 1/7,500 s.f. of retail 1/500 s.f. of restaurant	n/a	.75/residential unit + .2/unit for guests 1/7,500 s.f. of retail 1/500 s.f. of restaurant	n/a
Vehicle Parking	Ratio based on number of units and bedrooms; 1/300 s.f. of retail 1/75 s.f. of restaurant	647 required, 680 provided (through parking analysis)	541 required, 486 provided (through parking analysis)	n/a

The physical result of the requested amendment would be a building height less than 200' of what is currently approved. The requested standards would result in a development with a lower residential density, reduced square footage of retail space, and no restaurant/lounge space. The floor plan does show a 1,500 square-foot "future restaurant" in the area of two proposed dwelling units at the northwest corner of the building that could be converted to commercial space in the future.

The significantly reduced east building setback (90' down to 15') all but eliminates a "garden commons" area between lots 6 and 7 that was part of the Pier 202 landscape concept; this area was intended to function as a pedestrian corridor and gathering area between the lots.

The proposed PAD complies with the Zoning and Development Code (ZDC) parking ratios for retail and office uses. Based on a professional parking analysis, the PAD proposes modifications to the minimum required vehicle parking spaces for residential units. The Executive Summary of this parking analysis is attached. The ZDC requires residential and guest parking spaces based on the number of units and bedrooms within a project. The proposed PAD does not use the ZDC ratios of units and bedrooms to determine vehicle parking and instead uses a flat 1.65 parking space per unit ratio, resulting in 449 residential and guest spaces. The table below summarizes the *residential* parking requirements for the proposed project.

Unit Type	Unit Quantity	ZDC Required Ratio	Required Parking per ZDC	Requested Parking Ratio	Provided Parking Per Analysis
Studio	30	1 space per unit	30	1 space per unit	30
1 bedroom	128	1.5 spaces per unit	192	1.3 spaces per unit	167
2 bedroom	114	2 spaces per unit	228	1.74 spaces per unit	198
Guest		.2 per unit	54	.2 per unit	54
<b>TOTAL</b>	<b>272</b>		<b>504</b>		<b>449 resident spaces</b>

The proposal recommends that the minimum number of residential vehicle parking spaces be reduced from 504 to 449, with a total of 486 spaces provided for the entire project. Parking required for the 1,500 square-foot of future restaurant area is included in the provided parking calculations. Additionally, Vista del Lago was constructed with 11 on-street parallel parking spaces adjacent to this site, which are not noted in the parking calculation for the site. Staff is in support of the modification to reduce the number of residential vehicle parking spaces.

A traffic impact study was submitted with the original Pier 202 PAD. The Public Works Department will require an update to this study prior to submittal of the first building permit. Public Works has stated that the proposed modifications to the original PAD for this site will not cause an increase in traffic based on the levels previously expected.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* As designated in the General Plan, the Rio Salado Growth Area continues to evolve as part of the urban core hub. The objective for the Rio Salado Growth Area Goal is to attract distinct development to Rio Salado. Strategies include: promote high quality architecture and landscape design; encourage vertical mixed-use development to maximize land use within the urban core; integrate art into area planning; and promote accessibility and discourage exclusive environments. The proposed project does not fulfill these goals and objectives. If approved, several conditions are recommended to achieve this General Plan goal.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The character of development expected to occur with the requested standards would not take the location and context of this important site into consideration. If approved, stipulations have been included to address this.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The proposed development does not mitigate transitional impacts on the surroundings. If approved, stipulations have been included to address this.

## DEVELOPMENT PLAN REVIEW

Southbank Lot 6 includes a mixed-use development consisting of a six-story (plus mezzanine), 84'-5" high building with 272 dwelling units and 5,071 square feet of retail space. The developer will also provide improvements to open space Tract B adjacent to the west property line, which is .49 acres in size.



The original Pier 202 master plan envisioned a mixture of high- and low-rise development with unique, high-quality architecture. Building designs on individual lots are expected to vary in height to capture scenic views and create view corridors. Increased floor area ratios allow reduced site coverage, encouraging ground-level open space for gatherings, community events, and cultural activities.

### **Site Plan**

The 3.34 acre site is surrounded by other vacant lots within the Southbank development. To the north is Tempe Town Lake. The primary vehicular access point is provided by Pier Drive (signaled intersection) to the south, which dead ends into open space Tract B to the west of Lot 6. There are two driveways into the building from Vista del Lago Drive: the primary west driveway that routes vehicles through a parking court and then into the garage and a secondary service court entrance to the east. A total of 265 bicycle and 486 vehicle parking spaces are provided. The parking court contains 11 spaces. The remaining resident, commercial, and guest vehicle parking spaces for the development are within the three-level garage (two levels below and one level at-grade). The required vehicle parking for the retail, (future) restaurant, and 24 of the 54 guest spaces are located before an access gate, and the remaining spaces are secured behind a gate.

The main building entrance and leasing area are adjacent to Vista del Lago Drive. There are two retail components that face Vista del Lago: one directly east of the main entrance and another at the southwest corner of the building. Pedestrian access to the building occurs at multiple points along the first floor of all elevations. The area in the northwest corner of the building labeled "future restaurant" will contain two residential units. The applicant has stated that it could be converted to restaurant space in the future if the market allows. A private deck on the second level contains the community pool and fitness center and is open to the north to provide views of the lake.

A "seepage recovery well maintenance easement" exists at the northwest corner of the property. Public Works must approve either the relocation or abandonment of this easement, or the site design must be modified.

### **Building Elevations**

The building is six stories high with a mezzanine that appears as a seventh floor on some portions of the building and has an overall height of 84'-5". The design has a contemporary character with flat roofs and painted metal balcony railings. Steel shade trellises and inset balconies provide shade to some of the windows and patio doors. The building walls are finished with rough-faced stucco and galvanized metal B-deck oriented in both a vertical and horizontal direction. The proposed stucco colors include off-white and varying shades of gray. Square screen block and stucco walls are used for screening the unit patios on the ground floor. Metal B-deck is used on portions of the roof for screening mechanical equipment that is set back and centered on the rooftop.

Square screen block is proposed along Vista del Lago Drive to screen vehicles in the parking garage. Metal green screen and square screen block are proposed on the north elevation to screen the maintenance and pool equipment rooms on the first floor adjacent to the multi-use path along the lake.

### **Landscape Plan**

A Development Plan Review for landscape plans was approved in 2007 to establish consistent streetscape themes within the PAD. This approval allowed the construction of infrastructure improvements within the public rights-of-way located within the Pier 202 development. The plans identified tree and understory plants within lot easements and street medians. Though the landscaping was never installed adjacent to Lot 6, the approved plans identify Fan-Tex Ash along Vista del Lago and a mixture of Date Palm, Mesquite, and Palo Brea trees within Tract B. Also approved for Tract B was a water feature, cascading fountain, and stairs that stepped down to the multi-use path along the lake.

The proposed landscape plans identify Southern Live Oak and Mulga Acacia along Vista del Lago Drive, which is not consistent with the original streetscape plan. As this is on the south side of the building, the approved Fan-Tex Ash trees would provide a wider tree canopy and better shade for pedestrians. Oleander trees are proposed within the parking court; while these trees are not ideal for shade, the court is surrounding by a five-story building on the north, west, and east, which will shade it for the majority of the day. Within Tract B, the applicant proposes Chinese Pistache, Date Palms, artificial turf, decorative paving, a shallow water feature, and a pedestal noted for future art. A condition is included to replace the artificial turf with grass for use by residents and visitors and to receive approval for the art.

The plan indicates “turf” on the north side of the building but uses the same symbol as the artificial turf in Tract B. A condition is included to require this turf to be replaced with either grass or crushed rock and ground cover plants. Desert Museum Palo Verde trees are proposed along the north side of the building; tree planting within the levee will require approval from the Maricopa County Flood Control District. To maintain views from the pool deck to the lake, the plan shows no trees between the building and lake for the approximately 140’ length of the pool. A condition is included to add trees on the north side of the multi-use path.

The original “garden commons” landscape area on the east side of the building has been significantly reduced to account for the proposed building setback. The area within the 15’ east building setback now includes a 5’ wide sidewalk and Southern Live Oak trees planted adjacent to the east property line. A condition is included to modify the landscaping within an increased building setback to create a usable open space.

The on-site landscape area totals 50.6% with a total ground-level landscape area of 36.8%. Typically, property lines do not extend beyond the back of sidewalks; on the subject site, the area between the curb and the back of the detached sidewalks along Vista del Lago is within an easement on the private property. Because it is private property, this area is included in the calculation of total landscape area for the site. The pool level landscaping on the second floor deck totals 13.8% of the site area.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the use of mezzanines and steel trellises provide minor variation in building height. The entry court provides a break in the building, but a preferred break would come in the form of a pedestrian walkway or courtyard, not a parking lot.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the recessed patio doors and shade trellis will provide shade for the balconies and some of the windows. The placement of all vehicle parking spaces within a garage below the building eliminates areas of exposed asphalt.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the main building materials (stucco and galvanized metal) are not of superior quality. Staff recommends that other exterior materials are used to create a building that is more modern and consistent with the quality expected of lakefront developments.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; along with the proposal for Southbank Lot 1, this project would be one of the first sites to develop within the Southbank development. The proposed 84’-5” building height on this lot is significantly less than the originally approved height of 291’-6”. While portions of the site are encouraged to include buildings with a pedestrian scale, the remainder of the site should utilize the current maximum height permitted by the PAD. Such height variation on the lot could meet the General Plan Goal of vertical mixed use to maximize land uses within the urban core.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the building is a large mass that covers the majority of the lot. Excluding the two garage entrances, there is only one break in the building at the pedestrian level: near the northwest corner of the building where bike racks are located. Along the north elevation, the wall below the pool deck is blank with a stucco finish. The landscape plan also excludes trees in front of the pool deck, creating an unshaded and unwelcoming area for pedestrians along the lake. The project’s ground-floor lacks permeability and places for active and passive activities. The design does not energize the pedestrian level, either interior to the development or along the lake.

6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* design elements include recessed balconies and metal shade trellises. Enhanced materials and architectural details would increase the interest of the building.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the property is accessible for vehicles and pedestrians and is adjacent to the multi-use path along Tempe Town Lake. A bus stop and shelter are located on the north side Rio Salado just west of Pier Drive.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* general vehicular access is provided by two driveways on Vista del Lago Drive, where cars are directed into the parking garage. Both of these driveways cross the sidewalks, but all other pedestrian routes are separate from vehicular circulation. Within the garage, stairs and elevators are provided for pedestrian use once drivers exit their vehicles.
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* with conditions, the project will comply with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscaping along the building perimeter will accent the development and be used to delineate pedestrian areas and paths. Conditions are included to adjust the trees along Vista del Lago Drive to maintain the plant theme previously established for the development.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs are subject to separate development plan review.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Wall-mounted lighting will comply with code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties. Tree up-lights, tree well lights, and bollards will be provided to accent landscaping and pedestrian paths. The colored building perspectives indicate blue up-lights on the north elevation and horizontal blue lights across balconies. Details of these lights were not included in the submittal and would require further review to confirm them comply with the ZDC.

## Conclusion

Based on the information provided and the above analysis, staff recommends denial of the requested Planned Area Development and Development Plan Review. Should an affirmative action be taken on this request, the following conditions of approval shall apply, but may be amended by the decision-making body.

## REASONS FOR DENIAL:

1. The project does not fulfill the goals and objectives in the General Plan.
2. The PAD overlay process was specifically created to allow for greater flexibility to allow for alternate setbacks, building heights, and landscape areas. The proposed Amendment to the existing PAD does not take into consideration the location and context for the site for which the project is proposed.

## PAD15004

### CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. Except as modified by conditions, development shall be in substantial conformance with the Second Amended Planned Area Development Overlay for Southbank Lot 6 cover sheet and site plan dated March 10, 2015.

2. A building permit application shall be made on or before two years from the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
3. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days following the City Council decision (July 27, 2015), or the PAD approval shall be null and void.
4. The Planned Area Development Overlay for Southbank Lot 6 shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
5. Prior to submittal of the first building permit application, the developer must submit an updated Traffic Impact Study to the Public Works Department and receive approval of a Final Traffic Impact Study.
6. The maximum building height shall remain 291'-6". The minimum building height shall be 200 feet.
7. The west portion of the building shall have a minimum of fifteen (15) stories of occupiable building space. Review of design modifications shall be provided by the decision-making body prior to processing permits.
8. Commercial space on the first floor shall be extended to front the entire length of Tract B.
9. The minimum east building setback shall be increased from 15' to 50'. The property within this setback shall be designed for landscaped open space and access to the lake.
10. New construction shall be sound mitigated resulting with indoor noise levels not to exceed a day night-level (DNL) of 45 decibels.
11. The 17 vehicle parking spaces for retail users shall be signed for exclusive use during business hours and may be used by residents only after the last business on-site has closed. If any additional building area is converted to non-residential use, the required vehicle parking spaces for those uses shall also be signed.
12. A parking affidavit shall be filed with the Community Development Department for the use of shared parking supported by the parking analysis. If any proposed change or intensification of uses requires additional parking greater than proposed, a revised parking model shall be submitted.

#### **DPR15075**

#### **CONDITIONS OF APPROVAL**

##### **General**

1. Prior to submittal of a building permit application, the applicant shall modify the site plan, building elevations, and landscape plan to address the conditions of PAD15004 and this Development Plan Review and return to the Development Review Commission and City Council for final approval of the Development Plan Review.
2. Submit an application for review of CC&Rs, in a form acceptable to the City Attorney's Office and the Community Development Department, for the on-going care and maintenance of the common areas responsible by the property owner(s).
3. The developer shall contribute a public art piece within Tract B, near the intersection of Vista del Lago and Pier Drives. The art shall be submitted for review by the Arts Commission in association with the procedures adopted for the city's Art in Private Development Program. Minimum investment for the art shall be calculated from the program's 2015 value, based on the total developments lot coverage square footage.

4. The Public Works Department shall review and approve the abandonment or relocation of the existing well easement at the northwest corner of the property. The future Development Plan Review application shall reflect the existing or relocated easement. Final easement location is subject to the Public Works Director.
5. Provide public sidewalks along roadways consistent with the improvement district plans for the Pier, and as required by Traffic Engineering Design Criteria and Standard Details. Standard concrete detail shall be maintained through the sidewalk easement areas.
6. The development shall prepare, at the time of initial building permits, ready-to-use commercial space for tenant leasing. The permit submittal shall include, among other necessary improvements, the following: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC); provide a shaft to ventilate to the roof for commercial cooking exhaust; and a designated location for potential grease trap interceptor if needed.
7. The property owner, at the completion of the development construction, shall bear the cost of any necessary street pavement improvements resulting from construction traffic in the area.

#### **Site Plan**

8. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard or recessed into the building wall with doors flush with adjacent wall.
9. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
10. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
12. Repair of existing curbs and sidewalks along all perimeter streets shall be made where damaged by this development.
13. Coordinate the details and provide plans for refuse and recycle collection space on-site with the Public Works Department.

#### **Floor Plans**

14. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit in the garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
15. Public Restroom Security for retail, restaurant, and amenity areas:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism

- b. Single user restroom door hardware:
  - 3) Provide a key bypass on the exterior side

16. Garage Security:

- a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
- b. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
- c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

17. Parking Garage:

- a. Minimum required parking dimensions shall be clear of any obstructions.
- b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
- c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

**Building Elevations**

- 18. Provide alternative building materials and colors, subject to further review by the decision-making body.
- 19. Provide primary building colors and materials with a light reflectance value of 75 percent or less.
- 20. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
- 21. Conceal roof drainage system within the interior of the building.
- 22. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
- 23. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
- 24. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

**Lighting**

- 25. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, except that up-lighting of landscape and specific business elements may have a maximum of 7,200 lumens and 75 watts.
- 26. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

**Landscape**

- 27. Submit a separate Development Plan Review application for an enhanced landscape treatment along the Town Lake linear park edge, adjacent to the project site. Plant materials shall include trees and grass and/or ground cover.
- 28. Replace the proposed Southern Live Oak trees along Vista del Lago Drive with minimum 1.5" caliper and 36" box size Fan-Tex Ash.
- 29. Landscape improvements shown in Tract B shall be reviewed and constructed as part of the first building plans for the development of Lot 6.
- 30. Replace the artificial turf in Tract B with natural grass.

31. Modify the landscape plan to note the turf areas on the north side of the building as grass or replace with crushed rock and vegetative ground cover.
32. Add minimum 1.5" caliper size Desert Museum Palo Verde trees on the north side of the multi-use path.
33. Modify the landscape area between the building and east property line to include bench seating and shade trees and/or shade structures.
34. Modify the landscape plan to comply with the maximum plant height restrictions adjacent to pedestrian walkways and parking spaces.
35. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
36. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
37. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
38. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

### Signage

39. Provide address sign(s) on the building elevation facing the street to which the property is identified and facing the lake.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters, placed no higher than the second-story.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
40. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
41. Provide one address sign on the roof of the building. Orient sign to be read from the south.
  - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
  - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
  - 3) Do not illuminate roof address.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
  - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: [www.tempe.gov/index.aspx?page=949](http://www.tempe.gov/index.aspx?page=949). Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water



Conservation Division with questions regarding the purpose or content of the water conservation reports.

- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- **FIRE:**
  - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
  - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- **ENGINEERING:**
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- **REFUSE:**
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- **DRIVEWAYS:**
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for

adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801) . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- **PARKING SPACES:**

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- **LIGHTING:**

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- **LANDSCAPE:**

- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

## **HISTORY & FACTS:**

September 10, 1998	City Council approved the request for CIUDAD DEL LAGO-RIO EAST for a Final Planned Area Development consisting of the Peabody Hotel, located at 1200 East Rio Salado Parkway.
May 17, 2007	City Council approved the request of an Amended Planned Area Development Overlay for PIER 202 (PL060548) consisting of nine (9) new buildings up to 310 feet in height for commercial, 285 room hotel and 1,484 residential units on +/-27.4 acres, located at 1200 East Rio Salado Parkway, in the MU-4, Mixed-Use High Density District.
August 14, 2007	Development Review Commission approved a Preliminary Subdivision Plat and a Development Plan Review consisting of a landscape plan for street frontage, requested by PIER 202 located at 1200 East Rio Salado Parkway.
May 8, 2012	Development Review Commission approved the request for VILLAS AT SOUTH BANK (PL120046) (City of Tempe, property owner; MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista del Lago Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and the Rio Salado Overlay District. The

request includes the following:

ZUP12025 – Use Permit to allow tandem parking.

DPR12032 – Development Plan Review including site plan, building elevations and landscape plan.

June 14, 2012	City Council approved the request for VILLAS AT SOUTH BANK (PL120046) (City of Tempe, property owner; MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista del Lago Drive. The request includes the following: PAD12002 (Ordinance No. 2012.23) – An Amended Planned Area Development Overlay to establish development standards of 118 dwelling units per acre; a maximum building height of 211'-0"; reduce the required vehicle parking from 458 to 187 spaces, and reduce the required bicycle parking from 182 to 53 spaces.
October 8, 2013	Development Review Commission recommended denial of the Amended Planned Area Development Overlay and denied the Development Plan Review for LPC SOUTHBANK, located at 1190 East Vista del Lago Drive. (6-1 vote) Commissioner Barger a dissenting vote, in favor of the request.
January 9, 2014	City Council, at the introduction and first public hearing, tabled the request for an Amended Planned Area Development Overlay for LPC SOUTHBANK (PL130265).
February 13, 2014	City Council remanded the appeal of the Development Plan Review back to the Development Review Commission, based on anticipated changes the developer would provide in the near future.
May 27, 2014	Development Review Commission denied the request for the remand of an appeal, based on revised building elevations, from the original Development Plan Review, for two new 4-story multi-family buildings totaling 358 units for LPC SOUTH BANK (PL130265), located at 1190 East Vista del Lago Drive.
July 17, 2014	City Council denied the appeal of the May 27, 2014 decision by the Development Review Commission to deny the Development Plan Review for LPC SOUTHBANK (lots 5 and 6).
July 17, 2014	City Council denied the Amended Planned Area Development Overlay for LPC SOUTHBANK (lots 5 and 6).
March 23, 2015	The applicant conducted a neighborhood meeting for this request at Hatton Hall at 5:30 p.m.
May 26, 2016	This request was continued to the June 9, 2015 Development Review Commission hearing, at the applicant's request.
June 9, 2015	This request was continued to the June 23, 2015 Development Review Commission hearing, at the applicant's request.
June 23, 2015	This request is scheduled for the Development Review Commission public hearing.
July 30, 2015	This request is scheduled for the first City Council public hearing.
August 13, 2015	This request is scheduled for the second City Council public hearing.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-305, Planned Area Development (PAD) Overlay districts

Section 6-306, Development Plan Review

Section 4-602, General Parking Standards

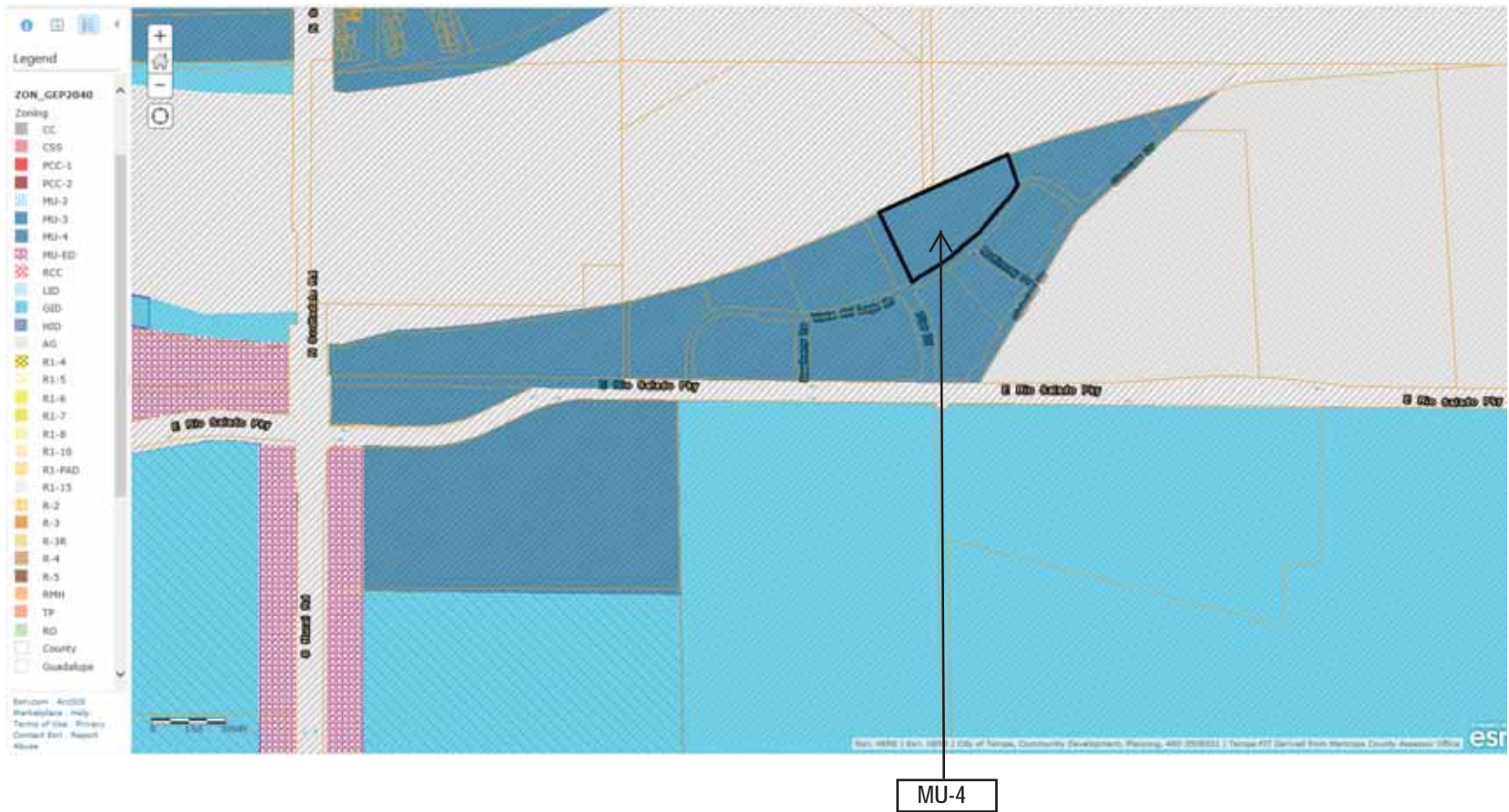


# DEVELOPMENT PROJECT FILE

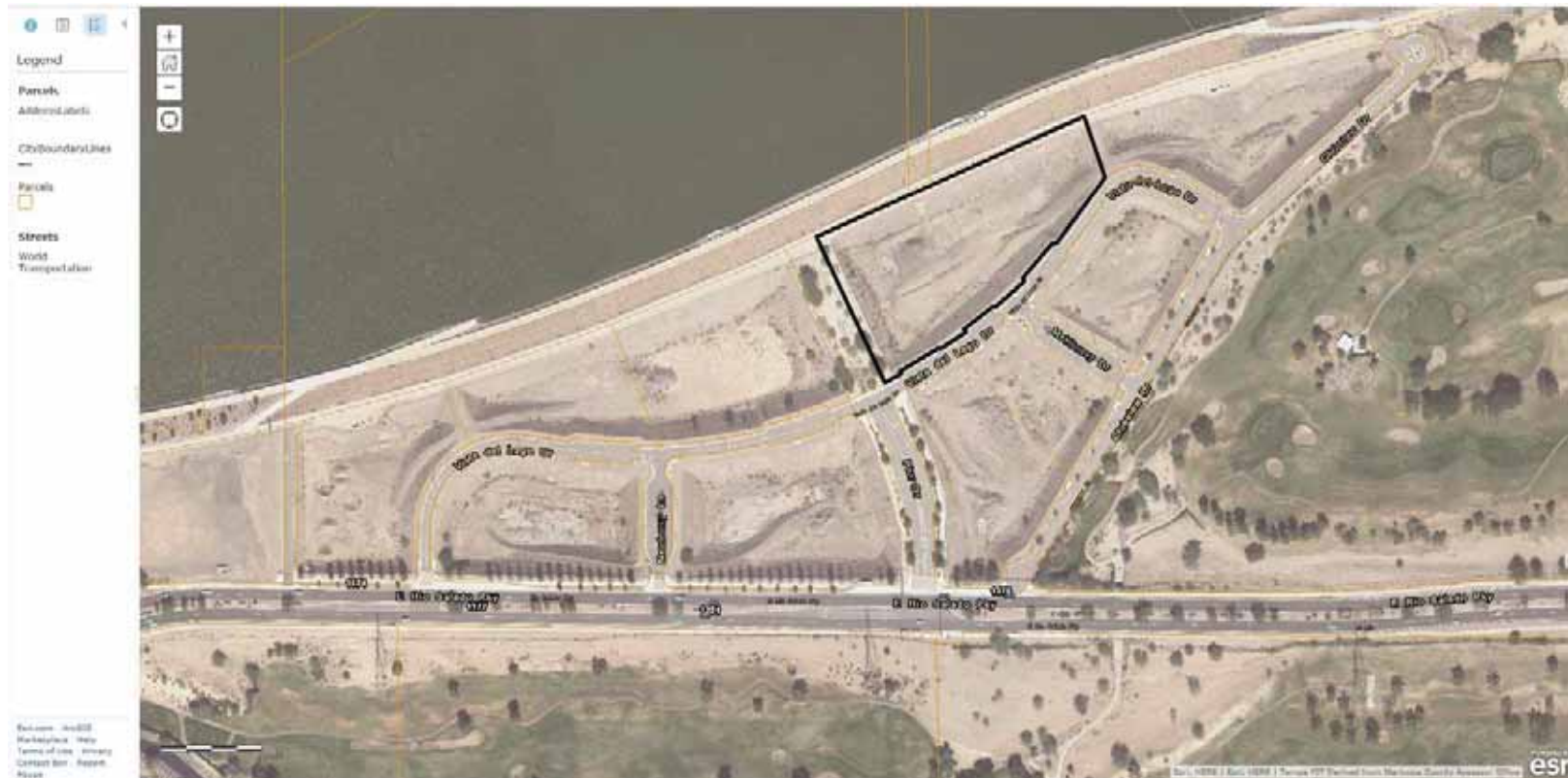
for  
SOUTHBANK LOT 6  
(PL140463)

## ATTACHMENTS:

1. Location Map
2. Aerial
- 3-16. Letter of Explanation
17. Key Plan
18. Aerial Context Plan
- 19-20. Proposed PAD Cover Sheet and Site Plan for Southbank Lot 6
21. Site Plan
- 22-24. Black & White Building Elevations
- 25-27. Colored Elevations
- 28-30. Building Sections
- 31-32. Landscape Plans
33. Street Level Lighting Plan
- 34-42. Floor Plans
43. Roof Plan
- 44-45. Unit Plans
- 46-47. Perspectives
- 48-49. Parking Analysis Cover Sheet and Executive Summary



Location Map



## Aerial Map





# SOUTHBANK LOT 6

**LETTER OF EXPLANATION**  
1190 E. VISTA DEL LAGO DRIVE  
PL140463

REVISED APRIL 20, 2015

## MAJOR AMENDMENT TO PLANNED AREA DEVELOPMENT OVERLAY AND DEVELOPMENT PLAN REVIEW



**H**UELLMANTEL  
**A**FFILIATES

PO Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 – [charles@huellmantel.com](mailto:charles@huellmantel.com)



## SUMMARY

JLB Partners, one of the west's premier builder of luxury multifamily rental homes, is proposing to develop a pair of dynamic mixed-use projects along the southern bank of Tempe Town Lake east of Rural Road in the area known as Pier 202 outlined in dark orange below. The first of these buildings is on Lot 6 of Pier 202 (APN: 132-32-020) on approximately 3.34 acres located along the south shore of Tempe Town Lake and the second on Lot 1 located on the north side of Rio Salado Parkway at Pier Drive (APN: 132-32-015) as indicated by the area highlighted in orange below:



Currently, this area contains a number of undeveloped lots that are part of the Pier 202 Planned area Development Overlay. JLB Partners seeks to turn these long vacant parcels, which sit close to ASU's Karsten Golf Course (and the home of the former Stadium District), Tempe Town Lake, downtown Tempe and Tempe Marketplace, into the site of its next high-quality development. Designed by Allen + Philp Architects, the Arizona based award winning design firm, JLB Partners would like to build an urban mixed-use project with a 272-unit residential component, approximately 5,071 square feet of retail uses into the ground floor, and 1,500 square feet of future restaurant expansion area.

The subject site is currently zoned MU-4 (PAD) in the Rio Salado Overlay District and Bicycle Commute Area. The General Plan Projected Land Use Designation is Mixed-Use and the Projected Residential Density is High Density Urban Core (more than 65 du/ac). Southbank Lot 6 is also located within the bicycle commute area and is located within the General Plan 2040's University/Hayden Butte Redevelopment Area.

## **PIER 202/SOUTHBANK BACKGROUND**

The Pier 202 Master PAD was finalized in November 2008 during the beginning of the economic downturn. A fence was placed around the site, the signal at Pier Drive and Rio Salado was installed, and all of the parcels were excavated and street and infrastructure were built. Since then, for nearly six years, these parcels have remained undeveloped and vacant.

For the last 15 years, several developers sought City approval for projects within Pier 202 (also referred to as Southbank), though none has been built to date. In 2012, the Villas at Southbank applied for and were granted the first amendment to the Pier 202 Master PAD to construct a senior housing facility on Lot 3. In 2014, the Development Review Commission approved a Use Permit for tandem parking as well as a Development Plan Review. We understand that project has been approved but that the owners have not submitted for building permits yet.

In the same timeframe, Lincoln Properties applied for a second amendment to the Pier 202 Master PAD for a multi-family residential development on Lots 5 and 6. The Lincoln Properties proposed development was unequivocally denied by both the Development Review Commission and the City Council. In part, both bodies found that the project proposed by Lincoln Properties was a generic building instead of one designed for this important site, that the building lacked a retail (mixed-use) component, that the building had an outdated, unresponsive design and chose colors including various shades of brown and beige as well as stone veneer, which Lincoln Properties amended before its final Council hearing to include taupe, "county beige" stone veneer and sage green. In short, it can be said that the developer proposed an uninspiring suburban project for an important urban location.

With these lessons in mind, JLB Partners is proposing a true mixed-use building with both residential and retail components that utilizes a contemporary design aesthetic that is compatible with other lakefront developments.

## **PROJECT DESCRIPTION**

Southbank Lot 6 will consist of a mixed-use, 7-story building, including the garage and mezzanine level, with a maximum height of 84'- 4½" with ground floor retail uses and residential components. Arizona-based Allen + Philp Architects, with noted projects such as Hotel Valley Ho, Montelucia and Sanctuary Resort and Spa, has worked diligently to establish a contemporary design that embraces a lake front architecture with luxury amenities. The varying heights of the building will create a pleasing visual experience, and the colors and will be consistent with other lakefront developments ensuring a certain level of compatibility with the high-quality projects already located on the south shore of Tempe Town Lake.

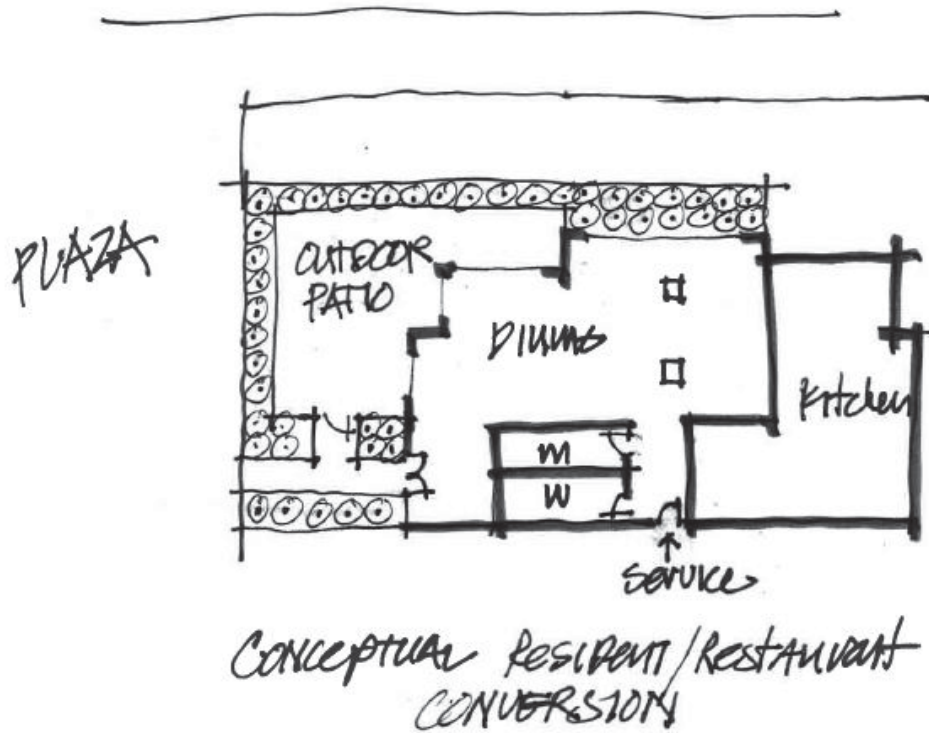
The aesthetically pleasing design will incorporate large glass windows facing the lake on the north and golf course on the south as well as significant urban streetscape landscaping. The landscape design has been carefully crafted to blend pedestrian experiences with the contemporary design to create an urban setting fitting for Tempe Town Lake and the Rio Salado Overlay District. All of the parking for the retail and residential components will be located on the podium level and underground. The surface-level parking will be completely screened to avoid visual clutter and provide for a cleaner looking development.

This highly amenitized project will include a ground floor retail that, importantly interacts with the ground floor public pedestrian plaza, clubhouse, future retail that faces the lake, dog spa, bike and paddleboard storage, state of the art Techogym fitness center with spin and yoga room, and two story, top level clubhouse, that will give uncompromising views of the lake and mountain vistas. The community has been designed so that 65% of the units will have a lake views, and all residents will get a Tempe Town Lake living experience with the enormous pool deck with negative edge pool and cantilevered lounge deck. The community has been designed so that all public amenities, such as the pool, two-story fitness center, cyber lounge and two-story club room all face and visually interact with the Tempe Town Lake.

The club space is an accessory occupancy compliant with section 508.2 of the 2012 IBC. It is an A-3 assembly occupancy, in a building with a main occupancy of R-2 Residential. The area of the club is 2,320 square feet which is less than 10% of both the maximum building area for Type IIIA construction, 24,000 square feet, and of the actual building area of the story, 23,440 square feet. It is located 60' – 7 ½" above grade, in compliance with the height restrictions for an A-3 occupancy of 65 feet.

The project includes a retail component and future restaurant expansion. Based on potential future demands, JLB Partners has included a space within the project for a future restaurant. The long-term prospects for a viable restaurant space appear promising; however, in the short term, there is a significant amount of development that needs to occur in the overall Southbank area, which could take years. Situated in the northwest corner of the ground floor, the intent is to develop a space for residential use in the short term. However, when the prospects of a successful restaurant space become viable, the interior of the space can be demolished and replaced with a functioning restaurant. The majority of infrastructure for a restaurant will be built at the time of project construction to ease the build out of a restaurant. The residential/restaurant space will sit under a 13' concrete podium deck, which will accommodate structural and mechanical needs. At the time a restaurant is created, the storefronts will be installed to accommodate that use. Below is a sketch of how the restaurant space could conceivably look/function.

## Conceptual Sketch of Future Restaurant Expansion and Outdoor Patio



In order to accommodate this project, JLB is requesting an amendment to the existing Planned Area Development Overlay as well as a Development Plan Review for the construction of the new mixed-use building.

## AMENDED PLANNED AREA DEVELOPMENT OVERLAY

The site is part of the previously-approved Pier 202 Master Planned PAD (PAD07003). JLB would like to propose the following modifications to the approved PAD development standards:

<b>Development Standards</b>	<b>Mixed-Use High Density Standard</b>	<b>Approved PAD Standards (PAD07003)</b>	<b>Proposed Amended PAD Standards</b>
<b>Residential Density</b>	No Standard	91 du/ac	81.4 du/ac
<b>Number of Units</b>		302	272
<b>Building Height</b>	No Standard	291'-6"	84'-4½"
<b>Maximum Lot Coverage</b>	No Standard	71%	63.2%
<b>Minimum Landscape Area</b>	No Standard	29%	36.8%
<b>Building Square Footage:</b>			
Retail		15,000	5,071
Restaurant		5,000	1,500 (future)
Residential		552,900	
<b>Setbacks:</b>			
Front (North)			
- Building Wall	No Standard	31'-5"	17'
- Parking	20'	31'-5"	17'
Street Side (East)			
- Building Wall	No Standard	90'	15'
- Parking	20'	90'	15'
Side (West)			
- Building Wall	No Standard	5'	15'
Rear (South)			
- Building Wall	No Standard	22'-6"	9'
<b>Vehicular Parking:</b>			
Residential			
- Studio	1 space/unit		30 (1/unit)
- 1 Bedroom	1.5 spaces/unit		167 (1.3/unit)
- 2 Bedroom	2 spaces/unit		198 (1.74/unit)
- Guest	.2 spaces/unit		54 (.2/unit)
Retail	1/300 square feet		17 (1/300 sq. ft.)
Restaurant	1/75 square feet (indoor)		20 (1/75 sq. ft.)
<b>Total Vehicular Parking</b>		680 (100 tandem)	486

<b>Bicycle Parking</b>			
Residential			
- Studio	.75/unit		23
- 1 Bedroom	.75/unit		96
- 2 Bedroom	.75/unit		86
- Guest	.2/unit		53
Retail	1/7,500 sq. ft. (min. 4)		4
Restaurant	1/500 sq. ft.		3
Total Bicycle Parking			265

## **JUSTIFICATION FOR AMENDED PLANNED AREA DEVELOPMENT OVERLAY**

**A. Identify and provide justification for the specific modification(s) to the general development standards;**

JLB Partners is requesting an amendment to the previously-approved Pier 202 Master PAD that includes: eliminating the 5,000 square foot restaurant component; a decrease in the maximum height from 291'-6" to 84'-4½"; decreasing the number of residential units from 302 to 272; a decrease in the residential density from 91 du/ac to 81.4 du/ac; decreasing the lot coverage from 71% to 63.2%; increasing the landscape percentage from 29% to 36.8%; reducing the north building wall and parking setback from 31'-5" to 17', the east building wall and parking setback from 90' to 15', and the south building wall and parking setback from 22'-6" to 9'; increasing the west building wall and parking setback from 5' to 15'; a reduction in vehicular parking spaces provided from 680 (including 100 tandem) to 486; a increase in bicycle parking spaces from 0 to 265 with a reduction in the required parking for residential guests from 54 to 53 bicycle parking spaces.

The amendment to the PAD is necessary to allow for an appropriate development in this location that is inconsistent with the speculative nature of the Pier 202 Master PAD. JLB Partners' proposed development is consistent with other lakefront developments in color, size and scale than the development previously proposed for Lot 6 in the Pier 202 Master PAD. The increase in the landscape percentage and decrease in the lot coverage allows for a more open design that compliments the lake. The reduction in dwelling units allows for a smaller and more appropriately-scaled building as opposed to the nearly 300' building allowed per the Pier 202 Master PAD. The reduction in parking includes eliminating the tandem parking and also takes into consideration the urban heat island effect by placing parking completely underground or on the ground level podium. The reduction in parking anticipates a greater percentage of residents using multimodal transportation than the Tempe City Code does and is more in line with actual usage. The originally proposed setbacks anticipated a different type of development and took into consideration that the entire area would be developed simultaneously. The setbacks proposed allow for a project that is more engaging at the ground floor for visitors of Tempe Town Lake and the retail component as well as residents and their guests.

**B. Explain how the PAD Overlay District accommodates, encourages, and promotes innovatively designed developments involving residential and/or nonresidential land uses, which form an attractive and harmonious unit of the community;**

The proposed Amendment to the Pier 202 Master PAD allows for actual development of this large, vacant and undeveloped site in a key location. Lots have been sold to different development companies and buildings will be constructed by a variety of owners, and this amendment provides the opportunity for utilization of this site with proper Council oversight. Because the zoning category of the entire Pier 202 Master PAD is MU-4, development standards must be established by a Planned Area Development Overlay. Therefore, the amendment of an ill-fitting and highly speculative PAD into one that more thoughtfully incorporates the surrounding uses, amenities and beauty of the lake is the best way to encourage appropriate development of this site.

**C. Describe how the PAD Overlay District is deemed appropriate or necessary, and traditional zoning regulations are replaced by performance considerations to fulfill the objectives of the General Plan.**

The underlying zoning category for the entire Pier 202 Master PAD is MU-4, a high-density mixed use zoning district that requires standards to be set through the establishment of a



PAD. Such sites – like Lot 6 of Southbank – were intended to have unique standards established on a case-by-case basis to ensure that projects are not forced to conform to rigid regulations but rather can be thoughtfully and carefully designed as location-specific projects. The General Plan 2040 calls for this area to be mixed use and be a high-density urban core development (more than 65 du/ac). JLB Partners is requesting an amendment to the existing Pier 202 Master PAD so that it allows for a development with high density in a key location along Tempe Town Lake as the General Plan 2040 intends.



## MODIFICATION OF CONDITIONS OF APPROVAL

The original approved PAD for Pier 202 included 5 conditions of approval that were based upon the Master PAD as submitted. The PAD has been amended once for the Villas at Southbank on Lot 3 (PL120046) to propose development standards for that lot as the master PAD did not propose standards on Lot 3. JLB Partners is requesting a second amendment to the PAD to create appropriate development standards for the proposed mixed use building on Lot 6. A current third amendment to the PAD is being proposed for Lot 1.

JLB Partners is requesting that the following conditions of approval for PAD07003 be modified or removed as they no longer apply to the site:

3. ~~A subdivision plat/condominium plat is required for this development and shall be recorded prior to issuance of building permits.~~ The subdivision plat shall require the establishment of a 25' easement for nuisance water pipeline through the east end of the site.

4. ~~A parking affidavit shall be filed with the Development Services Department for the use of shared parking supported by the parking analysis. Any change or intensification of proposed uses requiring additional parking greater than proposed, a revised parking model shall be submitted.~~

5. ~~Buildings proposed for residential use shall designate tandem parking spaces for the residential tenants. Distribution of parking allocation shall be identified within the condominium CC&R'S.~~

## **DEVELOPMENT PLAN REVIEW CRITERIA AND JUSTIFICATION**

The placement of *buildings* reinforces and provides variety in the *street* wall, maximizes natural surveillance and visibility of pedestrian areas (*building* entrances, pathways, *parking* areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:

**a. Shade for energy conservation and comfort as an integral part of the design;**

JLB Partners' proposed mixed-use project at Southbank Lot 6 incorporates a variety of landscaping features that foster a pedestrian-friendly environment by providing ample shade and appropriately-scaled vegetation. Large trees consisting of a mixture of sissoo, oak, ash and others line the pedestrian pathways along the ground floor. Smaller-scale shrubs and accent plants provide an aesthetically pleasing ground level hardscape utilizing efficient desert landscaping. Surface parking is eliminated and placed under a podium level and below ground to avoid the urban heat island effect resulting from excess asphalt on surface parking lots. The building itself provides shade over parking and the lack of asphalt will reduce the overall temperature of the site. The 36.8% landscape coverage includes trees with wide canopies to maximize the shade they cast on the ground below. The building is designed with numerous shading features. Deep balcony overhangs, cantilevered roof elements, and sun shade canopies project past the building façade on elevations that will have solar orientations. The shading devices, not only give relief to the resident from direct sun exposure, they also provide interesting visual relief in the architecture that create interest in wall planes and the play of shadow and light. Additionally, the majority of expansive glass occurs on the north side of the project, facing the lake, where there is minimal solar exposure.

**b. Materials shall be of superior quality and compatible with the surroundings;**

JLB Partners is well-known for its luxury multi-family housing developments throughout the country. The materials used in this project will be of the same high quality as JLB Partners' other projects. Exterior materials include large windows with anodized aluminum framing, steel shade trellises, painted stucco, vertical decorative masonry veneer elements, expansive metal panels on the building elevations, painted metal railings, and architectural accents with thick, corrugated metal. Interior materials include hand-scraped wood floors, 3 cm granite and quartz countertops, stainless steel appliances, glass tile and stone back splashes and wood cabinets with glass panel accents and undermount lighting. The exterior materials are compatible with the contemporary design of other developments along the south shore of Tempe Town Lake including large windows and metal accents while the interior materials represent the high-end fixtures residents along Tempe Town Lake desire.

**c. Buildings and landscape elements have proper scale with the site and surroundings;**

While the previously-approved PAD allowed for a building up to nearly 300 feet, the proposed JLB Partners' project provides a more appropriately-scaled building for the area. JLB Partners is proposing a seven-story building, including garage and mezzanine levels, with a maximum height of 84'-4½" for this site to better blend in with the surrounding area. A similar mixed-use development is proposed to be built on Lot 1 in the Pier 202 Master PAD located kitty-corner to the proposed project on Lot 6. Both buildings, Lot 1 proposing a six-story building and Lot 6, proposing a seven-story building, including garage and mezzanine level, will create less of a monolithic building design than approved in the previous PAD and more of a pedestrian-friendly environment that does not dwarf the surrounding area. Because the site is buffered on the south by ASU's Karsten Golf Course and the lake to the north, a large skyscraper is not the best fit for this location as it would provide a visual shock from low rolling greens and beautiful lakefront area to a singular tall building.

The landscape elements also provide proper scale along with the proposed development. Sidewalks are framed by using mostly 5-gallon desert landscaping features such as sage and

aloe mixed with lantana flowers and deer and bear grass to properly fill out the landscaped areas without leaving gaps. Large trees consisting of a mixture of sissoo, oak, ash and others are interspersed with date palms and Chinese pistache to blend the lakefront environment with the desert terrain to provide a variegated yet cohesive palette.

- d. **Large building masses are divided into smaller components that create a humanscale as viewed from the sidewalk;**  
The Pier 202 Master PAD was designed to be a large development broken up into nearly a dozen parcels with varying uses and building types. JLB Partners' proposed Lot 6 project is a humanscale development with decorative awnings at various levels and amenities such as retail, a coffee shop and future retail expansion along Tempe Town Lake when the area creates demand. The west through the northwest portion of the building abuts common area "Track B", which serves as a pedestrian plaza and main pedestrian access to Tempe Town Lake. It is here, that the coffee shop abuts the plaza. Additionally, the ground floor units have large, expansive patios that create a human scale to the lake. On the northern portion of the building, there are varied heights between the sections of the building. Additionally, the lakefront portion opens up to a second-story pool and amenity deck providing an open and unimpeded view of the lake from this location. These create the appearance of multiple buildings that maintain the integrity of the scale of the project for pedestrians at street level.
- e. **Buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailing;**  
The buildings incorporate a variety of architectural elements that create a clear base and top of the building. The corners of the building extend an entire level above the fifth floor, creating urban loft units with two-story volumes and mezzanine decks within. The top level is set in contrasting color to the middle portion of the building. The middle portion of the building varies between two heights at the roof level and the fourth floor units have a metal awning that further delineates the rooftop elements from the ground floor. The ground floor provides retail uses and podium parking, and as such the parking is screened in a way that completely separates the visual appearance of the vehicular areas from the livable areas of the building. In most areas, ground floor units are utilized to enhance the pedestrian feel along the lake and the pedestrian plaza. The retail uses on the ground floor have their own unique appearance and utilize large windows with anodized aluminum framing to provide visibility and access.
- f. **Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;**  
JLB Partners' proposed project on Southbank Lot 6 incorporates numerous ground-floor uses that activate the area and provide both visual interest and increase security by maximizing surveillance and visibility. The ground-level podium parking is located entirely within the building and does not leave any exposed, unprotected vehicles out in the open, with the exception of the motor court arrival area. Areas within the garage will be well-lit and monitored by security cameras to provide a safe parking lot for residents and visitors. Access to the parking area will be gated and require special access except for unsecured parking spaces at the entrance to the garage for retail guests and visitors. Rather than having screening for the podium-level parking area at the ground floor, retail and residential uses have been created that will provide a pedestrian scale, visibility as well as an aesthetically-pleasing variation in the façade.

The retail portion of the ground floor has large windows that provide more than 180 degrees of visual surveillance and exposure for those areas. The ground-floor units will be adjacent to sidewalks and landscape buffers to the well-lit patios with large sliding glass doors that create allow for social activity in pedestrian activated areas as a form of natural surveillance. The pool and amenity deck are located on the second-story overlooking the lake with the fitness center and residential units located directly behind it to provide consistent surveillance to the lakefront area.

- g. **Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;**  
JLB Partners has designed Southbank Lot 6 to be an attractive urban building with complimentary yet differing architectural elements that contribute to a beautiful project worthy of a prominent location along picturesque Tempe Town Lake. The building is designed to work in conjunction with the lake to maximize views and provide an appropriate scale in proportion to other lakefront developments. Balconies are varied between those which extend out beyond the unit, those which are recessed, and those which wrap around the corners of the building to provide visual separation between the different designs of the building. The spacing and variation of the building's design is done in a way which is harmonious with the overall product and does not appear haphazard or random; rather, it creates an aesthetic rhythm for the building. The walkways are thoughtfully landscaped and the greenery provides a colorful contrast to the contemporary building's sharp and clean colors.
- h. **On-site utilities are placed underground;**  
As required by Tempe City Code, Section 4-305, all utilities will be placed underground.
- i. **Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks;**  
Lushly landscaped sidewalks will be provided and well manicured to ensure a pedestrian-friendly environment. Wide sidewalks will traverse the entire building and encourage walkability between JLB Partners' Southbank Lot 1 and other proposed projects within the Pier 202 Master PAD to each other and the lake. These walkways will be lit internally and additional light will be provided from existing lampposts along Rio Salado Parkway as well as the path along the south shore of Tempe Town Lake.
- j. **Accessibility is provided in conformance with the Americans With Disabilities Act (ADA);**  
JLB Partners' will ensure the project at Southbank Lot 1 is in full compliance with the Americans with Disabilities Act. Compliance includes wide concrete sidewalks and access ramps and elevators throughout the building. Designated units will come equipped with accessible features like lower countertops, cabinets, larger bathrooms, closets and laundry rooms that are required as part of the American with Disabilities Act.
- k. **Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage;**  
One of the most appealing amenities of this site is its proximity to a variety of multi-modal transportation options as well as the potential for future transit opportunities. The site is located along Tempe Town Lake's multiuse path with bicycle and pedestrian access to downtown Tempe, ASU, the Tempe Center for the Arts and pedestrian bridge. Tempe Marketplace is within walking or bicycling distance, and several light rail and bus stops – including the Tempe Orbit – are located within a one-mile radius of the site including the Tempe Transportation Center. Additionally, the site is less than a mile from the Loop 202 freeway entrance at Rural Road and is just more than a mile from the Loop 101 freeway, providing visitors who utilize vehicles with convenient access to many Valley freeways. The Tempe City Council is currently considering whether or not to pursue a streetcar down Rio Salado Parkway through downtown Tempe, and if it is built on this pathway it would serve as a convenient link to all of the area's amenities and transportation opportunities.
- l. **Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;**  
This site is served by a streetlight at Pier Drive and Rio Salado Parkway, which has already been constructed but is not yet operational, and an interior drive to circulate traffic through the area. The existence of the traffic signal will ensure that there is no unnecessary traffic accumulation on site or along Rio Salado Parkway and to create a safe way to enter and exit

the property for vehicles, pedestrians and bicyclists by regulating the flow of traffic. The design of the streets provides for vehicular access that does not conflict with pedestrian or bicyclist safety.

- m. **Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan;**

JLB Partners' Southbank Lot 6 development is located along the Rio Salado Multi-Use Path and located within walking distance of a number of local amenities and attractions. The Tempe Comprehensive Transportation Plan touts the importance of promoting a walkable and bikeable city, and the proposed Southbank Lot 6 development is designed to encourage pedestrian access of the site – particularly the retail components by Tempe Town Lake visitors.

- n. **Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance;**

Crime prevention and the safety of its residents is JLB Partners' highest priority. The proposed Southbank Lot 6 development is access controlled including the podium and below grade parking structure, except for unsecured spaces located at the entrance of the podium parking and the parking in the arrival motor court. Large windows that face outward and onto the street provide natural surveillance as do the myriad of patios provided for residents. The retail component provides its own added layer of security by providing a public area at the ground level where people will be circulating through during the hours of operation. JLB Partners prides itself on the high quality of its buildings and has a strict maintenance schedule to ensure that its projects remain visually appealing and do not fall into disrepair. These elements contribute to the safe living environment JLB Partners creates at all of its communities.

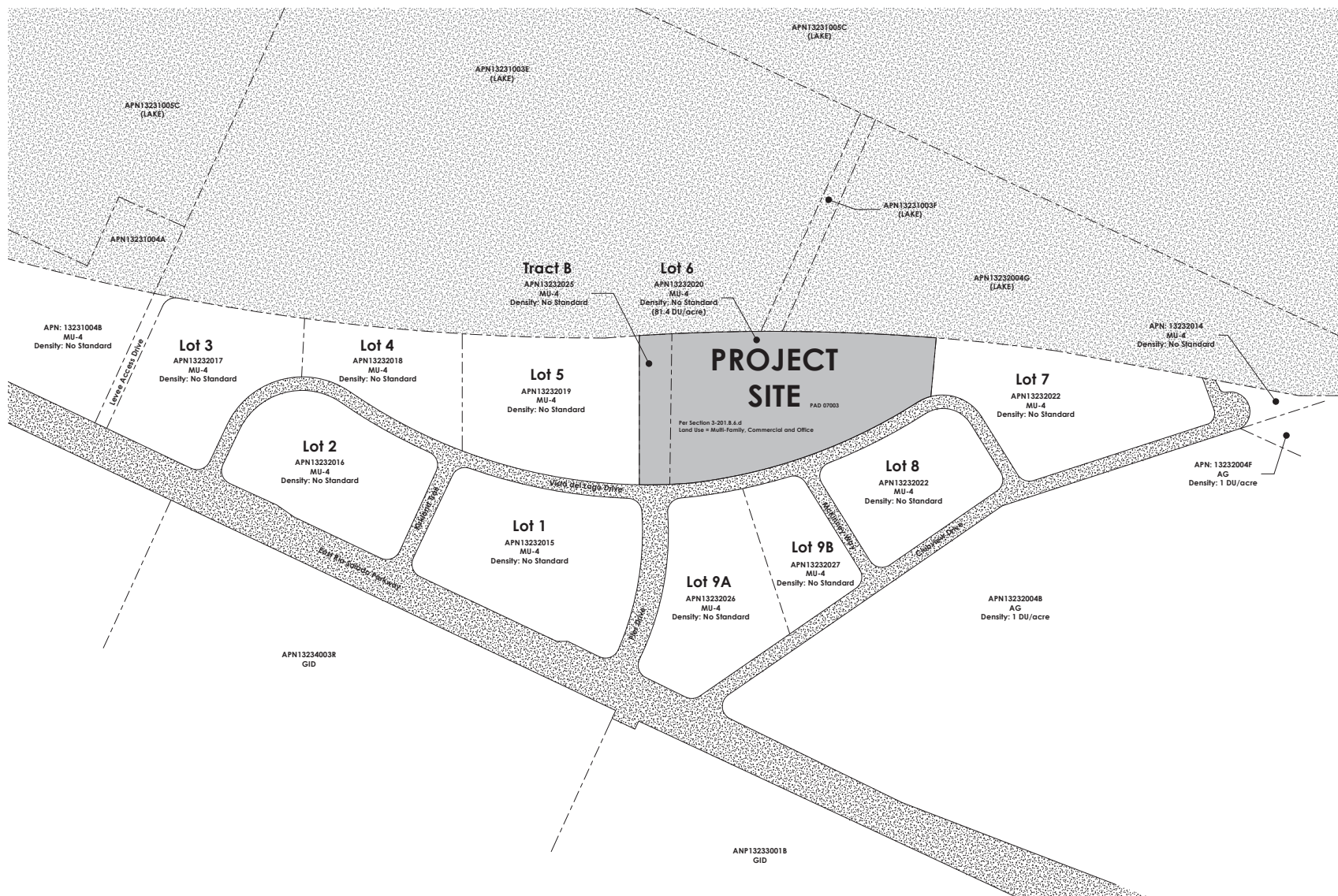
- o. **Landscaping accents and separates parking, buildings, driveways and pedestrian walkways;**

While this project incorporates a variety of larger vegetation along pedestrian walkways for shade, most of the landscaping consists of decorative shrubs and smaller-scale plants that frame the sidewalks. Parking is separated by the building walls and located on the podium level and below grade with ground level parking screened with concrete blocks. Driveways are located at the major signalized intersection on the southeast corner of the project and only one driveway serves the parking area, which is differentiated from the pedestrian and retail components by a large drive aisle and single-story building. The landscaping leads pedestrians through these elements by providing an orderly and appropriately-scaled experience.

- p. **Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.**

The site is currently undeveloped and does not have any surrounding or adjoining uses or buildings, but is located off of a well-lit and heavily-trafficked arterial street as well as the Tempe Town Lake multiuse path, which also provides adequate lighting. JLB Partners will provide lighting that ensures the site is safely lit and at an appropriate level compatible with the surrounding uses.





1 Key Map  
SCALE: 1" = 100'-0"

0' 50' 100' 200' 400'



Project Name:  
Southbank Lot 6  
6 Story Residential  
Project Address: 11901 E. Vista del Lago Dr.  
Tempe, Arizona  
Project Number: AP1408  
Issue Date: 3/10/2015



Key Plan



Dec 31, 2012

A1.0

© 2015 ALLEN + PHILP ARCHITECTS PC



01 CONTEXT AERIAL  
SCALE: 1:100



# 2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SOUTHBANK LOT 6

A PORTION OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE  
ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_,  
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE  
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

JLB PARTNERS, LP

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER

ITS: \_\_\_\_\_  
MANAGER/OWNER/PRESIDENT etc

## LEGAL DESCRIPTION

LOT 6, AS SHOWN ON THE PIER 202-2nd AMENDED SUBDIVISION PLAT  
RECORDED IN BOOK 1052 AT PAGE 16, IN THE RECORDS OF THE  
COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

## OWNER / DEVELOPER

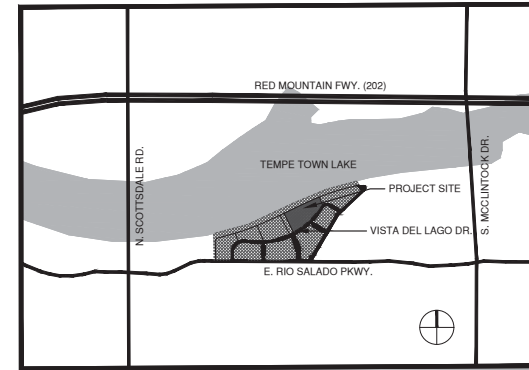


JLB PARTNERS, LP  
9237 E. VIA DE VENTURA, SUITE 215  
SCOTTSDALE, AZ 85258  
480.800.3070

## PROJECT DATA

ZONING: MU-4 PAD (RIO SALADO OVERLAY DISTRICT) TABLE 4-203B PAD PROVIDED	
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)
ZONING	MU-4 PAD(RSOD)
SITE AREA, GROSS/NET (ACRES)	3.34/3.34
DWELLING UNITS	272
DENSITY	81.4 DU/AC
BUILDING HEIGHT	84'-4 1/2"
BUILDING LOT COVERAGE	63.2%
SITE LANDSCAPE COVERAGE	
GROUND-LEVEL LANDSCAPE	53,540 SF (36.8%)
DECK LANDSCAPE	20,054 SF (13.8%)
TOTAL LANDSCAPE COVERAGE	73,594 SF (50.6%)
BUILDING SETBACKS	
NORTH (BLDG WALL/PARKING)	17'-0"
WEST (BLDG WALL/PARKING)	15'-0"
EAST (BLDG WALL/PARKING)	15'-0"
SOUTH (BLDG WALL/PARKING)	9'-0"
VEHICLE PARKING QUANTITY	
RETAIL	17 (1/300 SF)
RESTAURANT	20 (1/75 SF)
RESIDENTIAL	
STUDIO (30 UNITS)	30 (1/UNIT)
ONE BED (128 UNITS)	167 (1.3/UNIT)
TWO BED (114 UNITS)	198 (1.74/UNIT)
RESIDENT	395
GUEST	54
TOTAL RESIDENTIAL	449 (1.65 / UNIT)
TOTAL PARKING	486
BICYCLE PARKING QUANTITY	
RETAIL (1/7,500 SF, 4 MIN)	3
RESTAURANT (1/500 SF)	4
RESIDENT (0.75/UNIT)	204
GUEST (0.2/UNIT)	54
TOTAL	265
USES	
RETAIL SPACE (SF)	5,071
RESTAURANT (FUTURE EXPANSION) (SF)	1,500
RESIDENTIAL (UNITS)	272

## SITE VICINITY MAP



## CONDITIONS OF APPROVAL: PAD07003

1. THE PLANNED AREA DEVELOPMENT OVERLAY FOR PIER 202 SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. THE PAD OF PIER 202 SHALL ADHERE TO SETBACK REQUIREMENTS FOR FLOOD CONTROL INCLUDING THE TOWN LAKE RECIRCULATION WELL EASEMENTS, PURSUANT TO SECTION 5-104 OF THE ZONING AND DEVELOPMENT CODE.
3. A SUBDIVISION PLAT/CONDOMINIUM PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. THE SUBDIVISION PLAT SHALL REQUIRE THE ESTABLISHMENT OF A 25' EASEMENT FOR NUISANCE WATER PIPELINE THROUGH THE EAST END OF THE SITE.
4. A PARKING AFFIDAVIT SHALL BE FILED WITH THE DEVELOPMENT SERVICES DEPARTMENT FOR THE USE OF SHARED PARKING SUPPORTED BY THE PARKING ANALYSIS. ANY CHANGE OR INTENSIFICATION OF PROPOSED USES REQUIRING ADDITIONAL PARKING GREATER THAN PROPOSED, A REVISED PARKING MODEL SHALL BE SUBMITTED.
5. BUILDINGS PROPOSED FOR RESIDENTIAL USE SHALL DESIGNATE TANDEM PARKING SPACES FOR THE RESIDENTIAL TENANTS. DISTRIBUTION OF PARKING ALLOCATION SHALL BE IDENTIFIED WITHIN THE CONDOMINIUM CC&RS.

## CONDITIONS OF APPROVAL: PAD15004

DS14117

PAD15004

REC15035



REC15035

PAD15004

DS14117

Project Name:  
Southbank Lot 6  
6 Story Residential

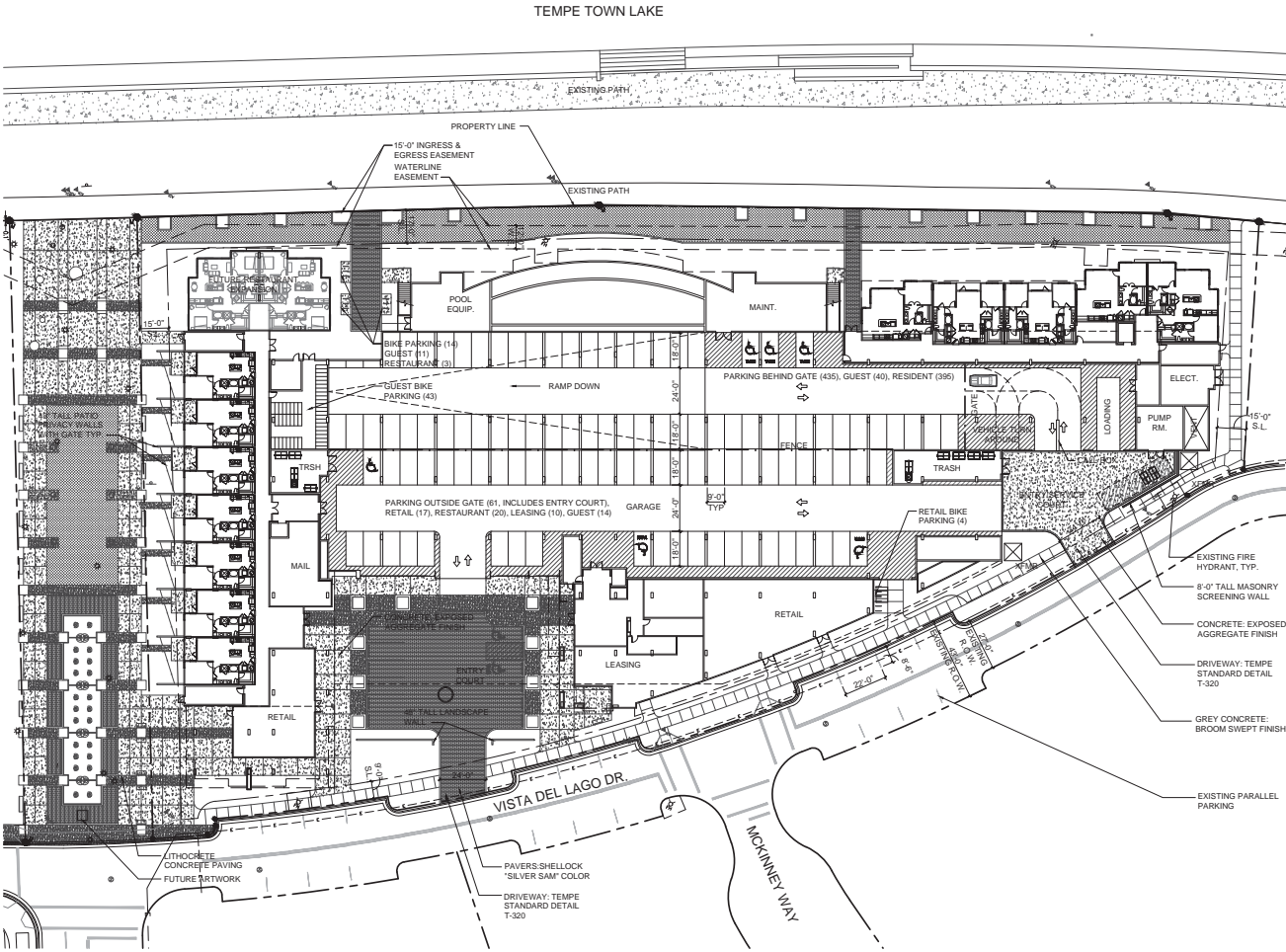
Project Address: 1190 E. Vista del Lago Dr.  
Tempe, Arizona  
Project Number: AP1498  
Issue Date: 3/10/2015



Dec 31, 2012



2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY  
FOR SOUTHBANK LOT 6  
SITE PLAN



01 SITE PLAN  
SCALE: 1:30

PROJECT DATA

ZONING: MU-4 PAD (RIO SALADO OVERLAY DISTRICT) TABLE 4-203B			
	ZDC STANDARD	EXISTING PAD	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)		
ZONING	MU-4 PAD(RSOD)	MU-4 PAD(RSOD)	MU-4 PAD(RSOD)
SITE AREA, GROSS/NET (ACRES)	3.34/3.34	3.34/3.34	3.34/3.34
DWELLING UNITS	272	302	272
DENSITY	NS	90.4 DU/AC	81.4 DU/AC
BUILDING HEIGHT	NS	291'-6"	84'-4 1/2"
BUILDING LOT COVERAGE	NS	71%	63.2%
SITE LANDSCAPE COVERAGE			
GROUND-LEVEL LANDSCAPE			53,540 SF (36.8%)
DECK LANDSCAPE			20,054 SF (13.8%)
TOTAL LANDSCAPE COVERAGE	NS	29%	73,594 SF (50.6%)
BUILDING SETBACKS			
NORTH (BLDG WALL/PARKING)	NS / 20'-0"	22'-6"	17'-0"
WEST (BLDG WALL/PARKING)	NS	5'-0"	15'-0"
EAST (BLDG WALL/PARKING)	NS	90'-0"	15'-0"
SOUTH (BLDG WALL/PARKING)	NS	31'-5"	9'-0"
VEHICLE PARKING QUANTITY			
RETAIL	17 (1/300 SF)		17 (1/300 SF)
RESTAURANT	20 (1/75 SF)		20 (1/75 SF)
RESIDENTIAL			
STUDIO (30 UNITS)	30 (1/UNIT)		30 (1/UNIT)
ONE BED (128 UNITS)	192 (1.5/UNIT)		167 (1.3/UNIT)
TWO BED (114 UNITS)	228 (2/UNIT)		198 (1.74/UNIT)
TOTAL RESIDENT	450		395
GUEST	54 (0.2/UNIT)		54
TOTAL RESIDENTIAL	504	449 (1.65 / UNIT)	54
TOTAL PARKING	541	680	496
BICYCLE PARKING QUANTITY			
RETAIL (1/7,500 SF, 4 MIN)	3		3
RESTAURANT (1/500 SF)	4		4
RESIDENT (0.75/UNIT)	204		204
GUEST (0.2/UNIT)	54		54
TOTAL	265		265
USES			
RETAIL SPACE (SF)	5,071	15,000	5,071
RESTAURANT (SF)	1,500	5,000	1,500
RESIDENTIAL (UNITS)	272	302	272

REC15035

PAD15004

DS14117

DS14117

PAD15004

REC15035



**LEGAL DESCRIPTION**  
LOT 6, AS SHOWN ON THE PIER 202-2nd AMENDED SUBDIVISION PLAT RECORDED IN BOOK 1052 AT PAGE 16, IN THE RECORDS OF THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA

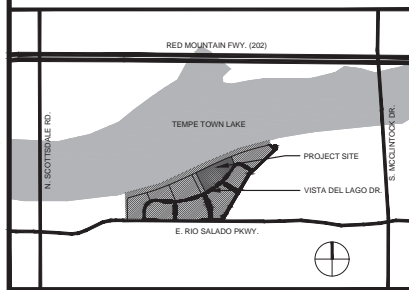
**SITE GRADING NOTE**

LEASING FINISH FLOOR ELEVATION (ARCH = 0'-0") COINCIDES WITH CIVIL/SURVEYING FINISH FLOOR ELEVATION (CIVIL = 70.00')

**CODE DATA**

BUILDING CODE: 2009 IBC  
W/ CITY AMENDMENTS.  
OCCUPANCY TYPE: GROUP R2 & S2  
CONSTRUC. TYPE: BLDG. P1: TYPE IA  
BLDG 1, 2, 3: TYPE IIIA  
SPRINKLER TYPE: NFPA 13 SYSTEM

**SITE VICINITY MAP**



**GENERAL NOTES**

1. PEDESTRIAN AND VEHICULAR ACCESS CONTROL SHALL BE PROVIDED AT ALL ENTRY/EXIT GATES PER THE CITY OF TEMPE STANDARDS.
2. -OPTICOM TO BE ENABLED AT ALL GATE LOCATIONS PER CITY STANDARDS  
FIRE HYDRANTS ARE LOCATED WITHIN 150' TO ANY POINT OF THE FIRST FLOOR.
3. PROVIDE APPROPRIATE SECURITY WITHIN PARKING GARAGE. REFER TO THE CITY OF TEMPE GUIDELINES.
4. BICYCLE RACK TO MEET THE CITY OF TEMPE STANDARDS, DETAIL T-578
5. DEDICATED TURN AROUND LOCATIONS HAVE BEEN PROVIDED AND SHALL BE MARKED AS SUCH.
6. ENTRY DRIVES SHALL MEET THE CITY OF TEMPE STANDARDS. REF TO CIVIL.
7. DRIVE AISLE/ FIRELANE TO MAINTAIN 23'-0" MIN. CLEARANCE
8. FIRE DEPARTMENT CONNECTION TO BE LOCATED WITHIN 50'-0" OF FIRELANE. CIVIL TO COORDINATE
9. REFER TO ALL CONDITIONS AS PREPARED BY THE CITY OF TEMPE DEVELOPMENT REVIEW COMMISSION

**PROJECT DATA**

ZONING: MU-4 PAD (RIO SALADO OVERLAY DISTRICT) TABLE 4-203B

<b>SITE</b>	MIXED USE
<b>GENERAL PLAN LAND USE</b>	HIGH DENSITY URBAN CORE(MORE THAN 65 DU/AC)
<b>GENERAL PLAN DENSITY</b>	MU-4 PAD(RSOD)
<b>SITE AREA, GROSS/NET (ACRES)</b>	3.34/3.34
<b>BUILDING AREA (SF)</b>	
PARKING AREA	48,360
RETAIL AREA	5,071
RESTAURANT AREA	1,500
RESIDENTIAL AREA	37,019
TOTAL BUILDING AREA	88,118

<b>DWELLING UNITS</b>	272
<b>DENSITY</b>	81.4 DU/AC
<b>BUILDING HEIGHT</b>	84'-4 1/2"
<b>NUMBER OF STORIES</b>	
ABOVE GRADE (INCL. MEZZANINE)	7
BELOW GRADE	2
TOTAL NUMBER OF STORIES	9

<b>BUILDING STEPBACK</b>	NO
--------------------------	----

<b>BUILDING LOT COVERAGE</b>	63.2%
------------------------------	-------

<b>SITE LANDSCAPE COVERAGE</b>	
GROUND-LEVEL LANDSCAPE	36.6%
DECK LANDSCAPE	13.8%
TOTAL LANDSCAPE COVERAGE	50.6%

<b>BUILDING SETBACKS</b>	
NORTH (BLDG WALL/PARKING)	17'-0"
WEST (BLDG WALL/PARKING)	15'-0"
EAST (BLDG WALL/PARKING)	15'-0"
SOUTH (BLDG WALL/PARKING)	9'-0"

<b>USES</b>	
RETAIL SPACE (SF)	5,071
RESTAURANT (SF)	1,500
RESIDENTIAL (UNITS)	
STUDIO	30 (11.0%)
ONE BEDROOM	128 (47.1%)
TWO BEDROOM	114 (41.9%)
TOTAL RESIDENTIAL UNITS	272

<b>PARKING</b>	
<b>VEHICLE PARKING PROVIDED</b>	
STANDARD RETAIL SPACES	16
ACCESSIBLE RETAIL SPACES	0
VAN ACCESSIBLE RETAIL SPACES	1
TOTAL RETAIL SPACES	17

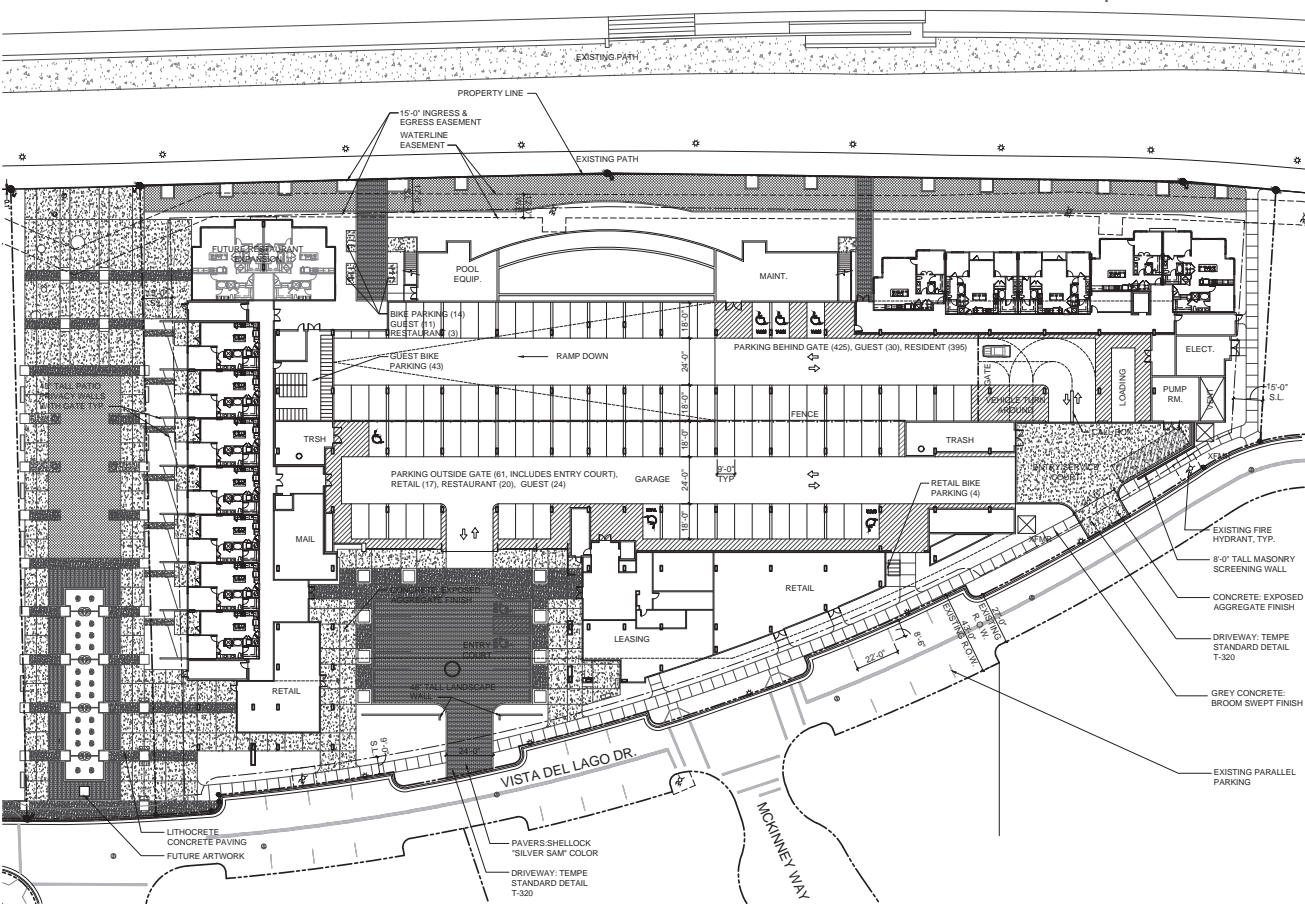
<b>STANDARD RESTAURANT SPACES</b>	19
ACCESSIBLE RESTAURANT SPACES	0
VAN-ACCESSIBLE RESTAURANT SPACES	1
TOTAL RESTAURANT SPACES	20

<b>STANDARD RESIDENT SPACES</b>	387
ACCESSIBLE RESIDENT SPACES	6
VAN-ACCESSIBLE RESIDENT SPACES	2
TOTAL RESIDENT SPACES	395

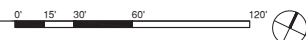
<b>STANDARD GUEST SPACES</b>	52
ACCESSIBLE GUEST SPACES	0
VAN-ACCESSIBLE GUEST SPACES	2
TOTAL GUEST SPACES	54

<b>TOTAL RETAIL SPACES</b>	17 (1/306 SF)
<b>TOTAL RESTAURANT SPACES</b>	20 (1/75 SF)
<b>TOTAL RESIDENTIAL SPACES</b>	449 (1.65 / UNIT)
<b>TOTAL PARKING SPACES PROVIDED</b>	486

<b>BICYCLE PARKING PROVIDED</b>	
RETAIL (1/7,500 SF, 4 MIN)	4
RESTAURANT (1/500 SF)	3
RESIDENT (0.75/UNIT)	204
GUEST (0.2/UNIT)	54
TOTAL BICYCLE SPACES PROVIDED	265

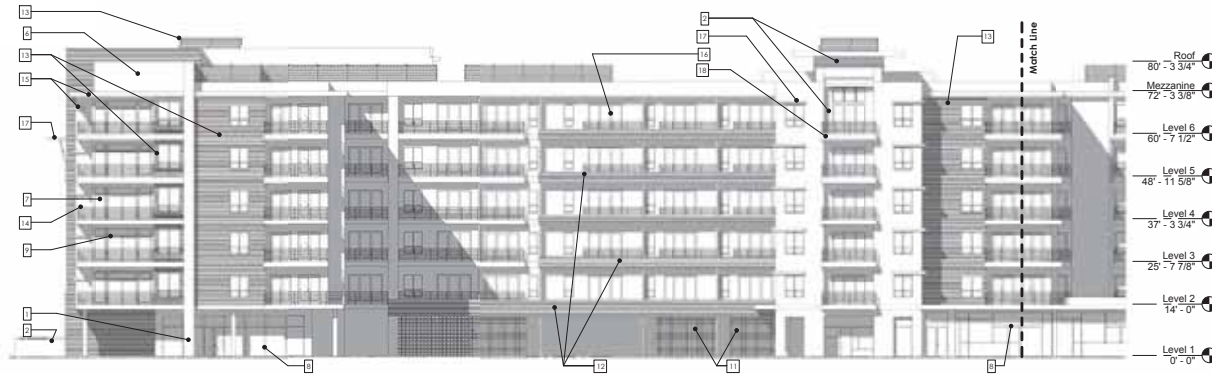


**01 SITE PLAN**  
SCALE: 1:30

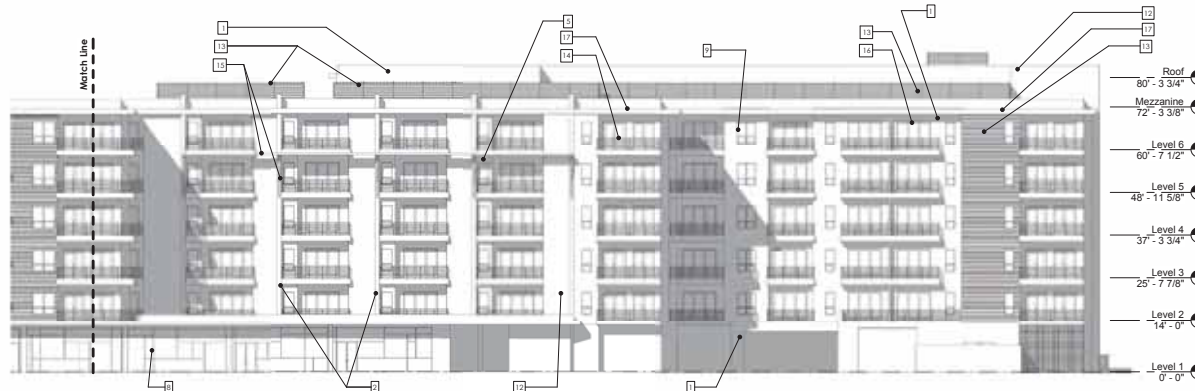




1 South Overall Elevation  
 SCALE: 1/32" = 1'-0"



South Partial Elevation West  
 SCALE: 1/16" = 1'-0"



South Partial Elevation East  
 SCALE: 1/16" = 1'-0"

0' 8' 16' 32' 64'

#### Materials Legend

- |    |  |
|----|--|
| 1  | STUCCO WALL SYSTEM<br>PF1.5W 7063 - LRV 74%<br>NEBULOUS WHITE        |
| 2  | STUCCO WALL SYSTEM<br>PF2.5W 7064 - LRV 60%<br>PASSIVE               |
| 3  | STUCCO WALL SYSTEM<br>PF3.5W 7066 - LRV 39%<br>GRAY MATTERS          |
| 4  | STUCCO WALL SYSTEM<br>PF4.5W 7068 - LRV 13%<br>GRIZZLE GRAY          |
| 5  | STUCCO WALL SYSTEM<br>PF5.5W 7069 - LRV 6%<br>IRON ORE               |
| 6  | STUCCO WALL SYSTEM<br>PF6.5W 7067 - LRV 22%<br>CITYSCAPE             |
| 7  | LOW-E GLASS<br>PPG - CLEAR   |
| 8  | ANODIZED ALUMINUM STOREFRONT<br>CLEAR<br>ARCADIA AC-2                |
| 9  | WHITE WINDOW FRAMES<br>WHITE   |
| 10 | METAL GREEN SCREEN<br>PF5.5W 7069 - LRV 6%<br>IRON ORE               |
| 11 | SCREEN BLOCK SQUARE PATTERN<br>PF3.5W 7066 - LRV 39%<br>GRAY MATTERS |
| 12 | METAL B-DECK<br>PF2.5W 7064 - LRV 60%<br>PASSIVE                     |
| 13 | METAL B-DECK<br>PF4.5W 7068 - LRV 13%<br>GRIZZLE GRAY                |
| 14 | METAL RAILING<br>PF1.5W 7028 - LRV 75%<br>INCREDIBLE WHITE           |
| 15 | STEEL SHADE TRELLIS<br>PF4.5W 7068 - LRV 13%<br>GRIZZLE GRAY         |
| 16 | FIBERGLASS DOOR FRAME<br>PF2.5W 7064 - LRV 60%<br>PASSIVE            |
| 17 | METAL FASCIA<br>PF4.5W 7068 - LRV 13%<br>GRIZZLE GRAY                |
| 18 | METAL FASCIA<br>PF5.5W 7069 - LRV 6%<br>IRON ORE                     |
| 19 | GARGAGE DOOR<br>PF3.5W 7066 - LRV 39%<br>GRAY MATTERS                |
| 20 | METAL B-DECK<br>GALVANIZED   |

Project Name:  
**Southbank Lot 6  
 6 Story Residential**  
 Project Address: 11901 E. Vista del Lago Dr.  
 Tempe, Arizona  
 Project Number: AP1408  
 Issue Date: 3/10/2015



Exterior Elevations - BW

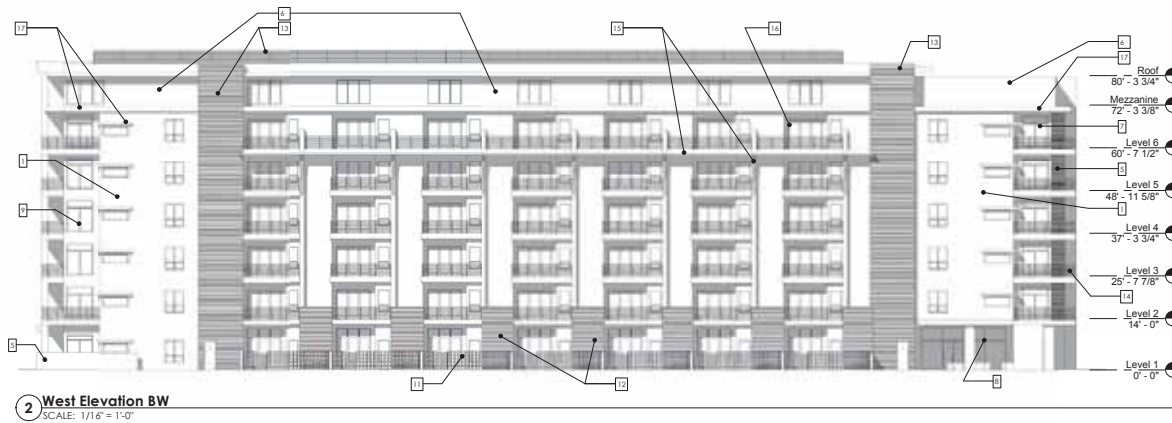


Dec 31, 2012

A5.1

© 2015 Allen + Philp Architects PC





# Materials Legend

- 1 STUCCO WALL SYSTEM  
 PT.1 SW 7053 - LRV 74%  
 NEBULOUS WHITE
- 2 STUCCO WALL SYSTEM  
 PT.2 SW 7054 - LRV 60%  
 PASSIVE
- 3 STUCCO WALL SYSTEM  
 PT.3 SW 7054 - LRV 39%  
 GRAY MATTERS
- 4 STUCCO WALL SYSTEM  
 PT.4 SW 7058 - LRV 13%  
 GRIZZLE GRAY
- 5 STUCCO WALL SYSTEM  
 PT.5 SW 7059 - LRV 6%  
 IRON ORE
- 6 STUCCO WALL SYSTEM  
 PT.6 SW 7067 - LRV 22%  
 CITRICWEE
- 7 LOW-E GLASS  
 PFG - CLEAR
- 8 ANODIZED ALUMINUM STOREFRONT  
 CLEAR  
 ARCADIA AC-2
- 9 VINYL WINDOW FRAMES  
 WHITE
- 10 METAL GREEN SCREEN  
 PT.3 SW 7059 - LRV 6%  
 IRON ORE
- 11 SCREEN BLOCK SQUARE PATTERN  
 PT.3 SW 7056 - LRV 39%  
 GRAY MATTERS
- 12 METAL B-DECK  
 PT.3 SW 7054 - LRV 60%  
 PASSIVE
- 13 METAL B-DECK  
 PT.4 SW 7058 - LRV 13%  
 GRIZZLE GRAY
- 14 METAL RAILING  
 PT.1 SW 7028 - LRV 75%  
 INCREDIBLE WHITE
- 15 STEEL SHADE TRELLIS  
 PT.4 SW 7058 - LRV 13%  
 GRIZZLE GRAY
- 16 FIBERGLASS DOOR FRAME  
 PT.2 SW 7054 - LRV 60%  
 PASSIVE
- 17 METAL FASCIA  
 PT.4 SW 7058 - LRV 13%  
 GRIZZLE GRAY
- 18 METAL FASCIA  
 PT.5 SW 7059 - LRV 6%  
 IRON ORE
- 19 GARGAGE DOOR  
 PT.3 SW 7054 - LRV 39%  
 GRAY MATTERS
- 20 METAL B-DECK  
 GALVANIZED

0' 8' 16' 32' 64'

Project Name:  
**Southbank Lot 6  
 6 Story Residential**

Project Address: 1190 E. Vista del Lago Dr.  
 Tempe, Arizona

Project Number: AP1408  
 Issue Date: 3/10/2015

**JLB**  
 PARTNERS

Exterior Elevations - BW



Dec 31, 2012

A5.2

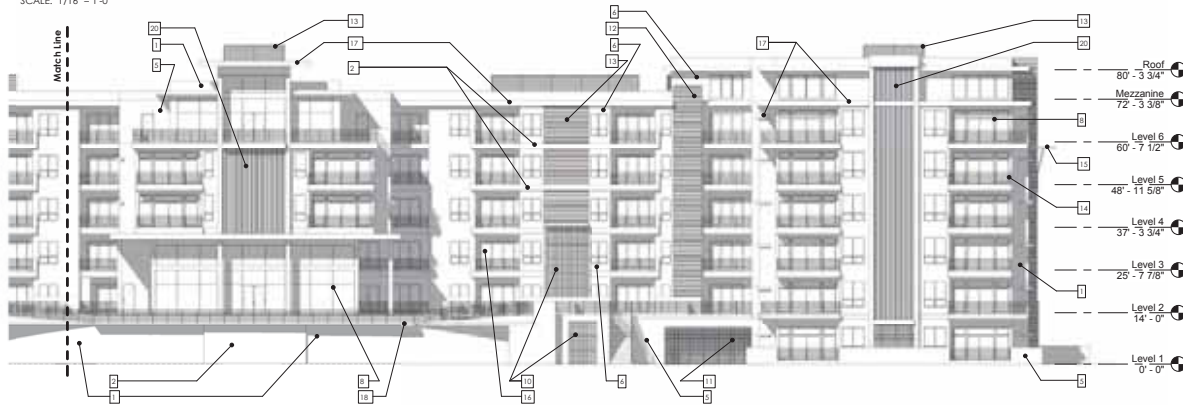
© 2015 Allen + Philp Architects PC



**1 North Overall Elevation**  
SCALE: 1/32" = 1'-0"



**North Partial Elevation East**  
SCALE: 1/16" = 1'-0"



**North Partial Elevation West**  
SCALE: 1/16" = 1'-0"

**Materials Legend**

- 1 STUCCO WALL SYSTEM  
PT.3 SW 7063 - LRV 74%  
NEBULOUS WHITE
- 2 STUCCO WALL SYSTEM  
PT.3 SW 7064 - LRV 60%  
PASSIVE
- 3 STUCCO WALL SYSTEM  
PT.3 SW 7066 - LRV 39%  
GRAY MATTERS
- 4 STUCCO WALL SYSTEM  
PT.4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 5 STUCCO WALL SYSTEM  
PT.5 SW 7069 - LRV 6%  
ROCK ORE
- 6 STUCCO WALL SYSTEM  
PT.6 SW 7067 - LRV 22%  
CITYSCAPE
- 7 LOW-E GLASS  
PPG - CLEAR
- 8 ANODIZED ALUMINUM STOREFRONT  
CLEAR
- 9 ANOCADIA AC-2
- 10 VINYL WINDOW FRAMES  
WHITE
- 11 METAL GREEN SCREEN  
PT.5 SW 7069 - LRV 6%  
ROCK ORE
- 12 SCREEN BLOCK SQUARE PATTERN  
PT.3 SW 7066 - LRV 39%  
GRAY MATTERS
- 13 METAL B-DECK  
PT.2 SW 7064 - LRV 60%  
PASSIVE
- 14 METAL B-DECK  
PT.4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 15 METAL RAILING  
PT.1 SW 7028 - LRV 75%  
INCREDIBLE WHITE
- 16 STEEL SHADE TRELLIS  
PT.4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 17 FIBERGLASS DOOR FRAME  
PT.2 SW 7064 - LRV 60%  
PASSIVE
- 18 METAL FASCIA  
PT.4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 19 METAL FASCIA  
PT.5 SW 7069 - LRV 6%  
ROCK ORE
- 20 GARGAGE DOOR  
PT.3 SW 7066 - LRV 39%  
GRAY MATTERS
- 21 METAL B-DECK  
GALVANIZED

0' 8' 16' 32' 64'

Project Name:  
**Southbank Lot 6**  
**6 Story Residential**  
Project Address: 11901 E. Vista del Lago Dr.  
Tempe, Arizona  
Project Number: AP1408  
Issue Date: 3/10/2015



Exterior Elevations - BW



Dec 31, 2012

**A5.3**

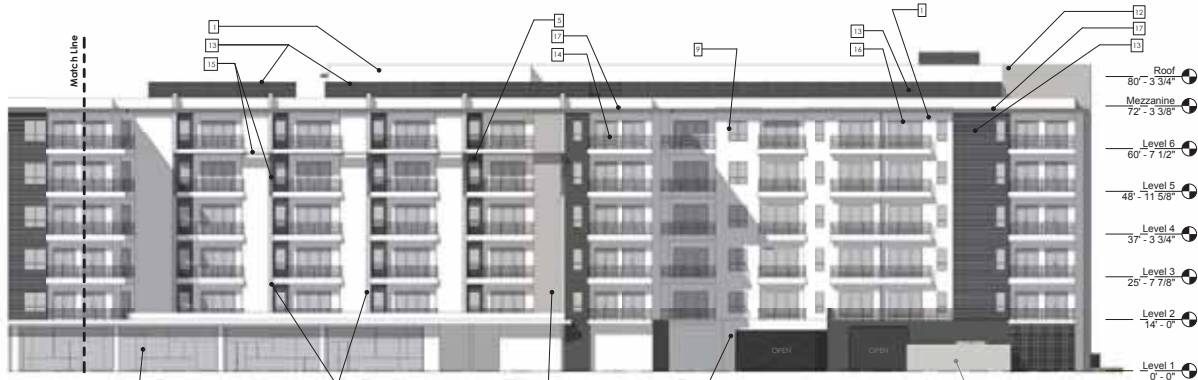
© 2015 Allen + Philp Architects PC



1 South Overall Elevation  
SCALE: 1/32" = 1'-0"



South Partial Elevation West  
SCALE: 1/16" = 1'-0"

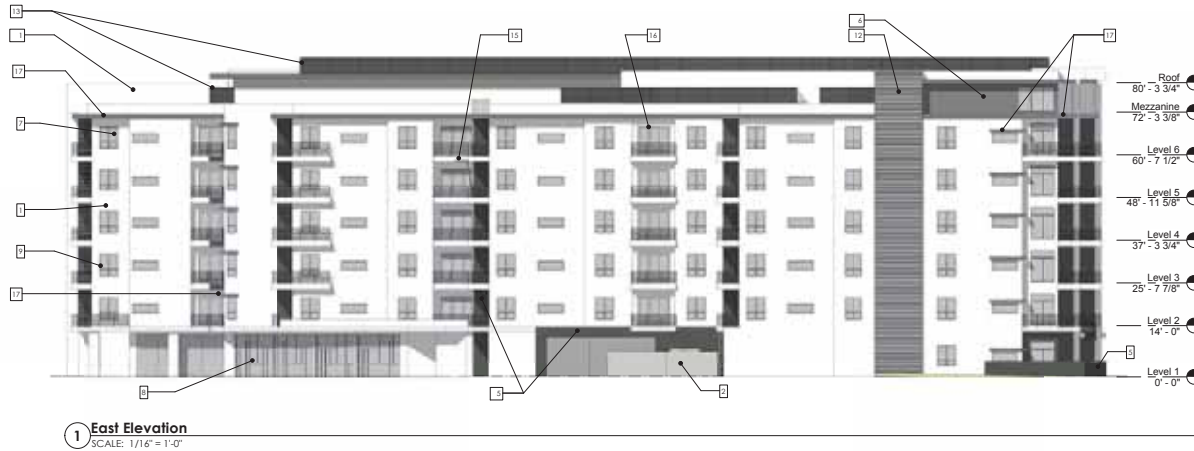


South Partial Elevation East  
SCALE: 1/16" = 1'-0"

0' 8' 16' 32' 64'

#### Materials Legend

- 1 STUCCO WALL SYSTEM  
PT.3 SW 7063 - LRV 74%  
NEBULOUS WHITE
- 2 STUCCO WALL SYSTEM  
PT.3 SW 7064 - LRV 60%  
PASSIVE
- 3 STUCCO WALL SYSTEM  
PT.3 SW 7064 - LRV 39%  
GRAY MATTERS
- 4 STUCCO WALL SYSTEM  
PT.4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 5 STUCCO WALL SYSTEM  
PT.3 SW 7069 - LRV 6%  
IRON ORE
- 6 STUCCO WALL SYSTEM  
PT.4 SW 7067 - LRV 22%  
CITYSCAPE
- 7 LOW-E GLASS  
PPG - CLEAR
- 8 ANODIZED ALUMINUM STOREFRONT  
CLEAR  
ARCADIA AC-2
- 9 VINYL WINDOW FRAMES  
WHITE
- 10 METAL GREEN SCREEN  
PT.3 SW 7067 - LRV 6%  
IRON ORE
- 11 SCREEN BLOCK SQUARE PATTERN  
PT.3 SW 7064 - LRV 39%  
GRAY MATTERS
- 12 METAL B-DECK  
PT.3 SW 7064 - LRV 60%  
PASSIVE
- 13 METAL B-DECK  
PT.4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 14 METAL RAILING  
PT.4 SW 7028 - LRV 75%  
INCREDIBLE WHITE
- 15 STEEL SHADE TRELLIS  
PT.4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 16 FIBERGLASS DOOR FRAME  
PT.2 SW 7064 - LRV 60%  
PASSIVE
- 17 METAL FASCIA  
PT.4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 18 METAL FASCIA  
PT.3 SW 7069 - LRV 6%  
IRON ORE
- 19 GARGAGE DOOR  
PT.3 SW 7064 - LRV 39%  
GRAY MATTERS
- 20 METAL B-DECK  
GALVANIZED



**1 East Elevation**  
SCALE: 1/16" = 1'-0"



**2 West Elevation**  
SCALE: 1/16" = 1'-0"

0' 8' 16' 32' 64'

#### Materials Legend

- |    |   |
|----|---|
| 1  | STUCCO WALL SYSTEM<br>PT-3 SW 7063 - LRV 74%<br>NEBULOUS WHITE        |
| 2  | STUCCO WALL SYSTEM<br>PT-3 SW 7064 - LRV 60%<br>PASSIVE               |
| 3  | STUCCO WALL SYSTEM<br>PT-4 SW 7066 - LRV 39%<br>GRAY MATTERS          |
| 4  | STUCCO WALL SYSTEM<br>PT-4 SW 7068 - LRV 13%<br>GRIZZLE GRAY          |
| 5  | STUCCO WALL SYSTEM<br>PT-5 SW 7069 - LRV 6%<br>BROWN ORE              |
| 6  | STUCCO WALL SYSTEM<br>PT-6 SW 7067 - LRV 22%<br>CITRUSCAPE            |
| 7  | LOW-E GLASS<br>PPG - CLEAR  |
| 8  | ANODIZED ALUMINUM STOREFRONT<br>CLEAR<br>ARCADIA AC-2                 |
| 9  | VINYL WINDOW FRAMES<br>WHITE  |
| 10 | METAL GREEN SCREEN<br>PT-3 SW 7069 - LRV 6%<br>BROWN ORE              |
| 11 | SCREEN BLOCK SQUARE PATTERN<br>PT-3 SW 7066 - LRV 39%<br>GRAY MATTERS |
| 12 | METAL B-DECK<br>PT-3 SW 7064 - LRV 60%<br>PASSIVE                     |
| 13 | METAL B-DECK<br>PT-4 SW 7068 - LRV 13%<br>GRIZZLE GRAY                |
| 14 | METAL RAILING<br>PT-1 SW 7028 - LRV 75%<br>INCREDIBLE WHITE           |
| 15 | STEEL SHADE TRELLIS<br>PT-4 SW 7068 - LRV 13%<br>GRIZZLE GRAY         |
| 16 | FIBERGLASS DOOR FRAME<br>PT-3 SW 7064 - LRV 60%<br>PASSIVE            |
| 17 | METAL FASCIA<br>PT-4 SW 7068 - LRV 13%<br>GRIZZLE GRAY                |
| 18 | METAL FASCIA<br>PT-5 SW 7069 - LRV 6%<br>BROWN ORE                    |
| 19 | GARGAGE DOOR<br>PT-3 SW 7066 - LRV 39%<br>GRAY MATTERS                |
| 20 | METAL B-DECK<br>GALVANIZED  |

Project Name:  
**Southbank Lot 6  
6 Story Residential**

Project Address: 1190 E. Vista del Lago Dr.  
Tempe, Arizona

Project Number: AP1408  
Issue Date: 3/10/2015



Exterior Elevations - Color



Dec 31, 2012

**A5.5**

© 2015 Allen + Philp Architects, P.C.





**1 North Overall Elevation**  
SCALE: 1/32" = 1'-0"



**North Partial Elevation East**  
SCALE: 1/16" = 1'-0"



**North Partial Elevation West**  
SCALE: 1/16" = 1'-0"

**Materials Legend**

- 1 STUCCO WALL SYSTEM  
PT-3 SW 7063 - LRV 74%  
NEBULOUS WHITE
- 2 STUCCO WALL SYSTEM  
PT-3 SW 7064 - LRV 60%  
PASSIVE
- 3 STUCCO WALL SYSTEM  
PT-3 SW 7064 - LRV 39%  
GRAY MATTERS
- 4 STUCCO WALL SYSTEM  
PT-4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 5 STUCCO WALL SYSTEM  
PT-5 SW 7069 - LRV 4%  
IRON ORE
- 6 STUCCO WALL SYSTEM  
PT-6 SW 7067 - LRV 22%  
CITRUSCAPE
- 7 LOW-E GLASS  
PPG - CLEAR
- 8 ANODIZED ALUMINUM STOREFRONT  
CLEAR  
ARCADIA AC-2
- 9 VINYL WINDOW FRAMES  
WHITE
- 10 METAL GREEN SCREEN  
PT-5 SW 7069 - LRV 4%  
IRON ORE
- 11 SCREEN BLOCK SQUARE PATTERN  
PT-3 SW 7064 - LRV 39%  
GRAY MATTERS
- 12 METAL B-DECK  
PT-2 SW 7064 - LRV 60%  
PASSIVE
- 13 METAL B-DECK  
PT-4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 14 METAL RAILING  
PT-1 SW 7028 - LRV 75%  
INCREDIBLE WHITE
- 15 STEEL SHADE TRELLIS  
PT-4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 16 FIBERGLASS DOOR FRAME  
PT-2 SW 7064 - LRV 60%  
PASSIVE
- 17 METAL FASCIA  
PT-4 SW 7068 - LRV 13%  
GRIZZLE GRAY
- 18 METAL FASCIA  
PT-5 SW 7069 - LRV 4%  
IRON ORE
- 19 GARGAGE DOOR  
PT-3 SW 7064 - LRV 39%  
GRAY MATTERS
- 20 METAL B-DECK  
GALVANIZED

0' 8' 16' 32' 64'

Project Name:  
**Southbank Lot 6  
6 Story Residential**  
Project Address: 1190 E. Vista del Lago Dr.  
Tempe, Arizona  
Project Number: AP1408  
Issue Date: 3/10/2015



Exterior Elevations - Color

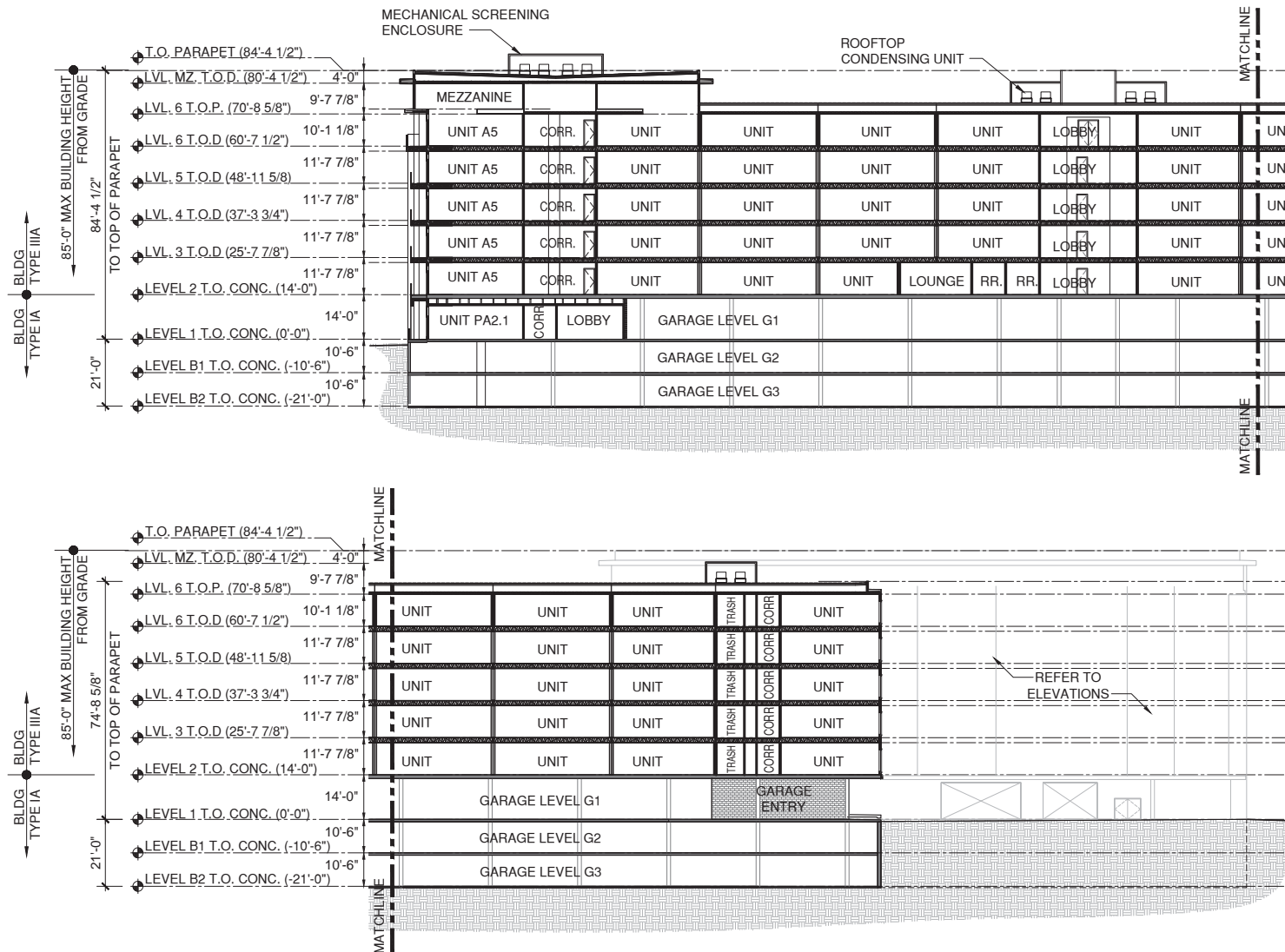


Dec 31, 2012

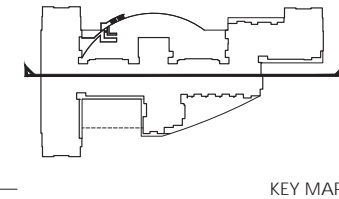
**A5.6**

© 2010 Allen + Pugh Architects PC

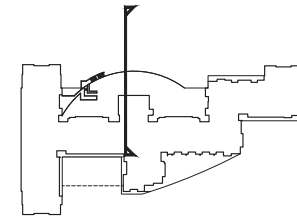




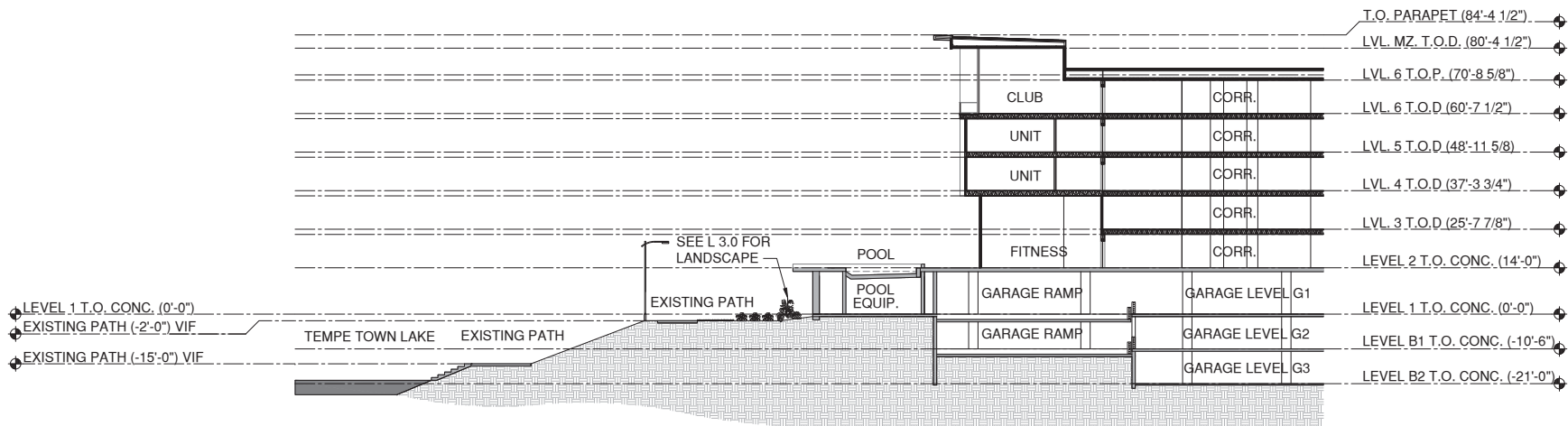
**01 BUILDING SECTION**  
SCALE: 1/16" = 1'-0"







KEY MAP

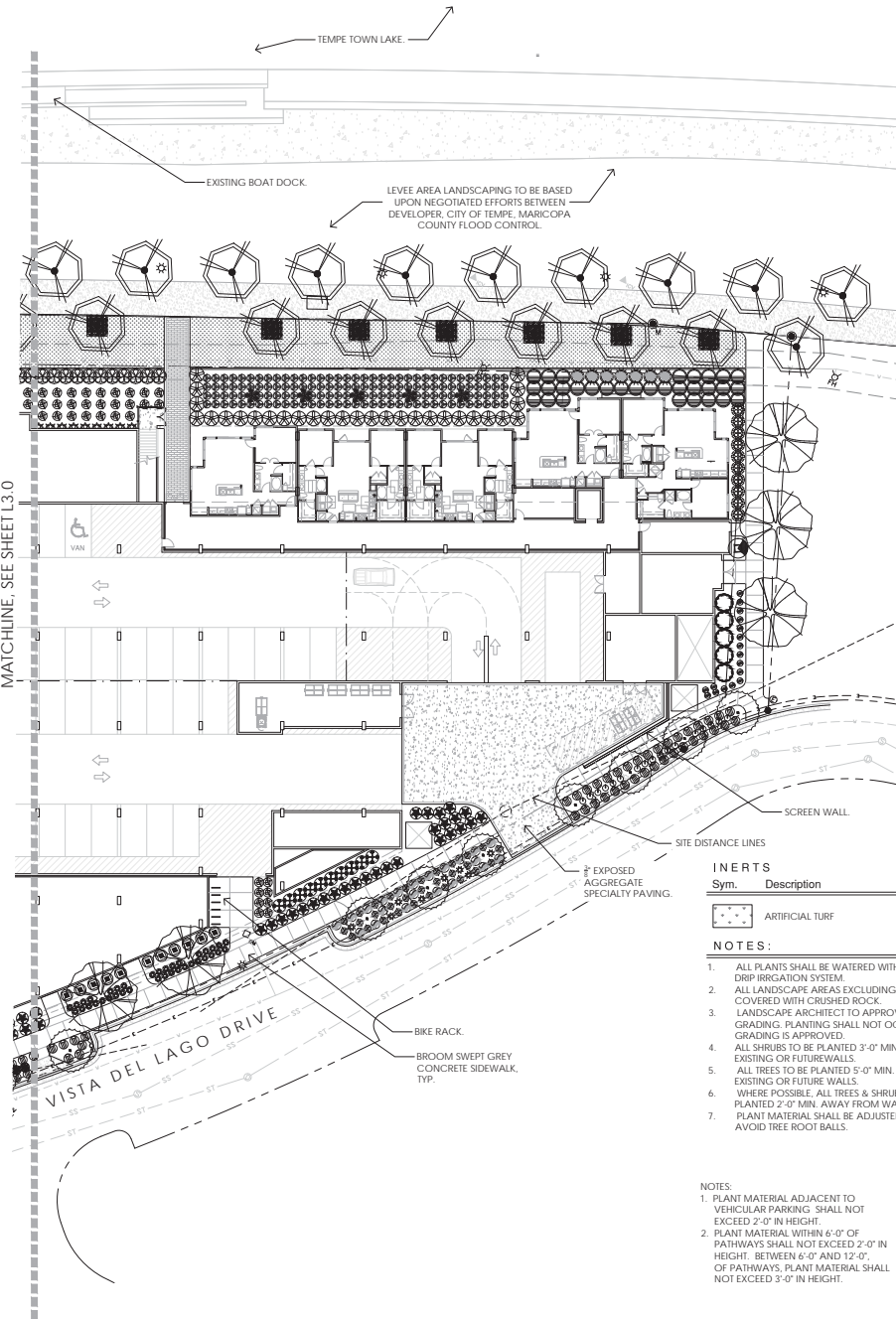


01 NORTH SITE SECTION  
SCALE: 1/16" = 1'-0"





MATCH-LINE, SEE SHEET L3.0



INERTS	
Sym.	Description

	ARTIFICIAL TURF
--	-----------------

#### NOTES:

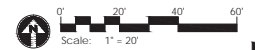
1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

#### NOTES:

1. PLANT MATERIAL ADJACENT TO VEHICULAR PARKING SHALL NOT EXCEED 2'-0" IN HEIGHT.
2. PLANT MATERIAL WITHIN 6'-0" OF PATHWAYS SHALL NOT EXCEED 2'-0" IN HEIGHT. BETWEEN 6'-0" AND 12'-0", OF PATHWAYS, PLANT MATERIAL SHALL NOT EXCEED 3'-0" IN HEIGHT.

#### PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Caliper	Max Height
<b>Trees</b>				
	Acacia aneura	36" box	2" or greater	25'
	Mulga Acacia	36" box	2" or greater	10'
	Chamaecyparis humilis	36" box	2" or greater	10'
	Nerium oleander	36" box	2" or greater	10'
	Red Oleander Tree	36" box	2" or greater	25'
	Parkinsonia hybrid 'Desert Museum'	36" box	2" or greater	25'
	Desert Museum Palo Verde	36" box	2" or greater	25'
	Phoenix dactylifera	12"	2" or greater	60'
	Date Palm	12"	2" or greater	60'
	Potted plant	36" box	2" or greater	40'
	Chinese Potted plant	36" box	2" or greater	40'
	Potted plant	24" box	1.5" or greater	30'
	Potted plant	36" box	2" or greater	40'
<b>Shrubs</b>				
	Abutilon hortorum	5 gal		5'
	Blue Hibiscus	5 gal		4'
	Bougainvillea 'Rosenka'	5 gal		2'
	Bougainvillea	5 gal		5'
	Carissa grandiflora	5 gal		3'
	Noddy Plum	5 gal		3'
	Dodonaea viscosa	5 gal		3'
	Hop Bush	5 gal		3'
	Justicia spicigera	5 gal		3'
	Mexican Honeycuckle	5 gal		3'
	Leucophyllum laevigatum	5 gal		3'
	Chihuahuan Sage	15 gal		2'
	Lantana japonica	1 gal		3'
	Holly Honeycuckle	1 gal		3'
	Nolina microcarpa	1 gal		3'
	Bear Grass	1 gal		3'
	Olive campestris 'Monterey'	5 gal		3'
	Little Olive Dwarf Olive	5 gal		3'
	Rosmarinus officinalis 'Tuscan Blue'	5 gal		3'
	Upright Rosemary	5 gal		3'
	Ruscus brittanica	5 gal		3'
	Ruella	5 gal		3'
	Tecoma stans	5 gal		6'
	Yellow Bell	5 gal		6'
<b>Groundcovers</b>				
	Eremophila glabra 'Mingenew Gold'	5 gal		2'
	Mingenew Gold Eremophila	5 gal		2'
	Glandularia gooddingii	1 gal		2'
	Goodding Verbena	1 gal		2'
	Lantana montevidensis	1 gal		2'
	Purple Trailing Lantana	1 gal		2'
	Lantana montevidensis 'White'	1 gal		2'
	White Lantana	1 gal		2'
	Lantana 'New Gold'	1 gal		2'
	New Gold Lantana	1 gal		2'
	Vinca Major	5 gal		1'
<b>Accents</b>				
	Agave murphyi	5 gal		3'
	Murphy's Agave	5 gal		3'
	Agave 'Sharkskin'	15 gal		2'
	Sharkskin Agave	5 gal		1'
	Aloe saponaria	5 gal		1'
	Soap Aloe	1 gal		2'
	Asclepias tuberosa	1 gal		2'
	Desert Milkweed	5 gal		3'
	Aspidistra elatior	5 gal		3'
	Cast Iron Plant	5 gal		3'
	Cyas revoluta	5 gal		3'
	Sago Palm	5 gal		2'
	Euphorbia biglandulosa	5 gal		2'
	Gopher Plant	5 gal		2'
	Fouquieria splendens	bare root		10'
	Coccoloba	5 gal		3'
	Hesperaloe parviflora	5 gal		3'
	Giant Hesperaloe	5 gal		2'
	Hesperaloe parviflora yellow	5 gal		2'
	Yellow Hesperaloe	5 gal		2'
	Muhlenbergia rigens	5 gal		2'
	Deer Grass	5 gal		2'
	Muhlenbergia rigida	5 gal		2'
	Noddy Deer Grass	5 gal		2'
	Pedilanthus macrocarpus	5 gal		3'
	Lady's Slipper	5 gal		3'
<b>Vines</b>				
	Vigna carucella	15 gal		8'
	Snail Vine	15 gal		8'



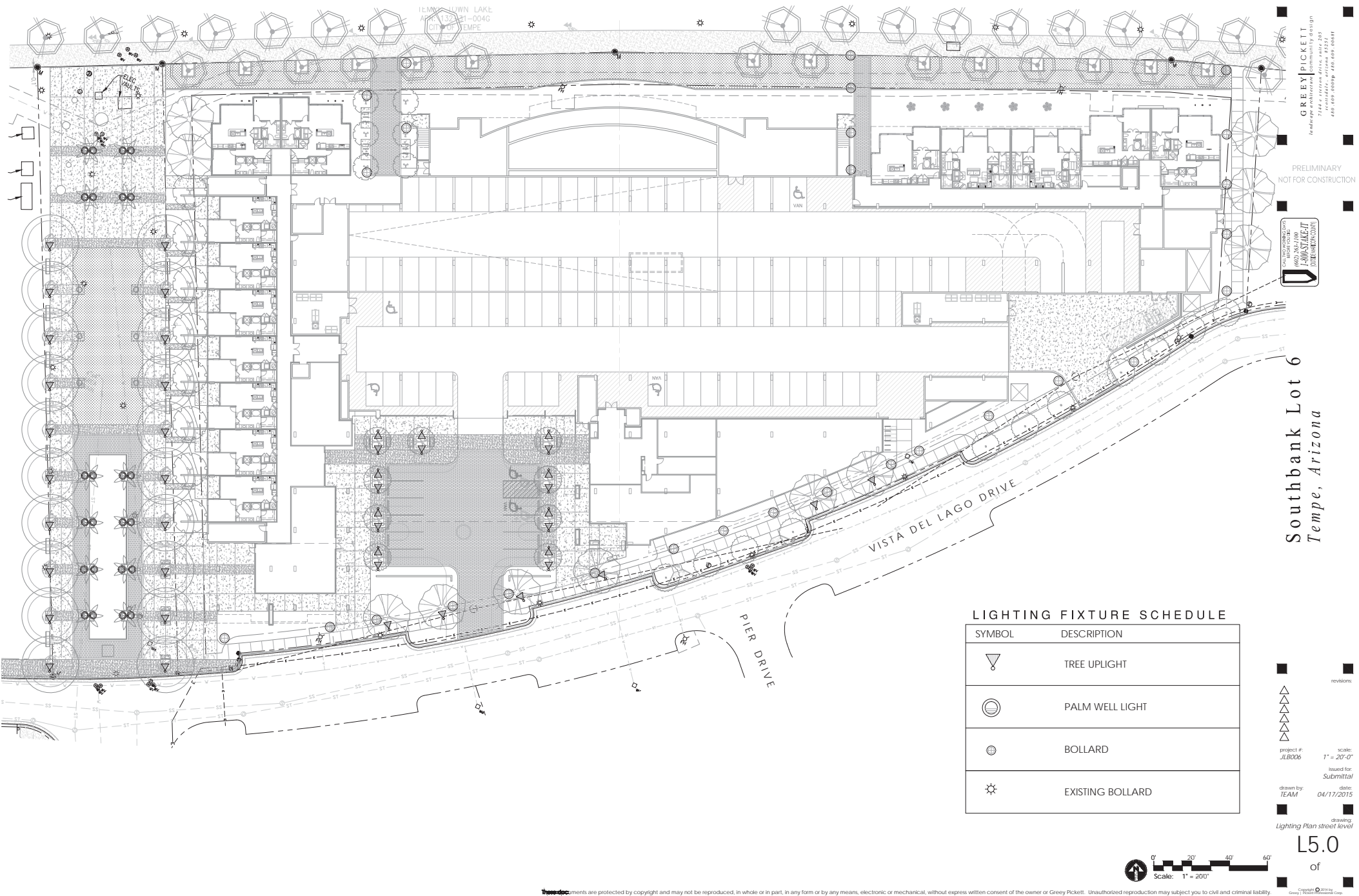
GREY PICKETT  
Landscape Architecture Group  
7700 E. Camelback Road, Suite 200  
Phoenix, Arizona 85018  
480.480.8000 FAX 480.480.0001



Southbank Lot 6  
Tempe, Arizona

project #  
JLB006  
scale  
1" = 20'-0"  
issued for  
Submittal  
date  
04/17/2015  
drawing  
Landscape Plan Street Level

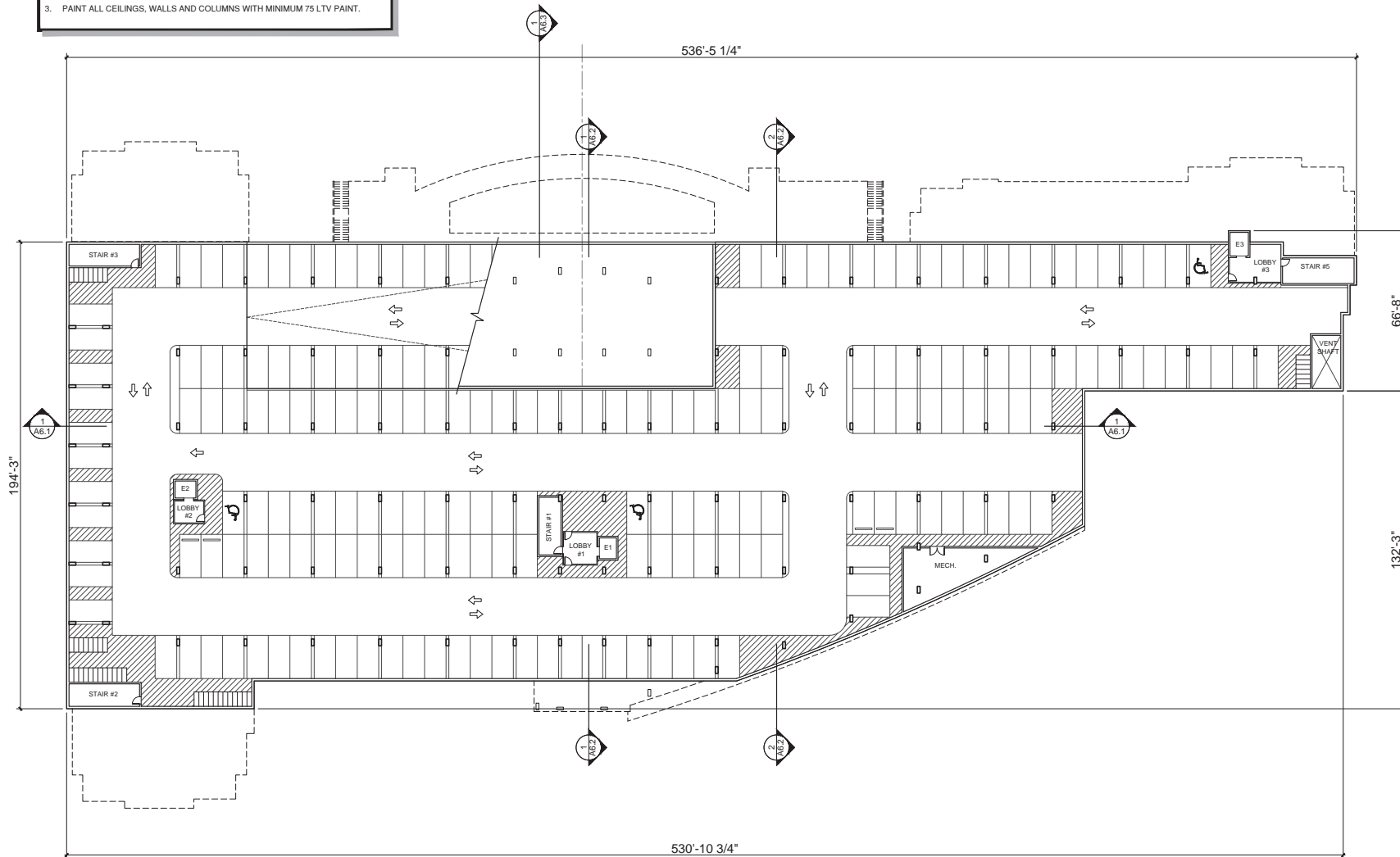
L3.1  
of



These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greypickett. Unauthorized reproduction may subject you to civil and criminal liability.

# GARAGE NOTES

1. ALL STAIR AND BIKE PARKING DOORS TO HAVE FIRE RATED GLASS VISION PANELS.
2. PROVIDE CONVEX MIRRORS AT ALL BLIND CORNERS.
3. PAINT ALL CEILINGS, WALLS AND COLUMNS WITH MINIMUM 75 LTV PAINT.



**01 LEVEL B2 PLAN**  
SCALE: 1/20" = 1'-0"



LEVEL B2 PLAN



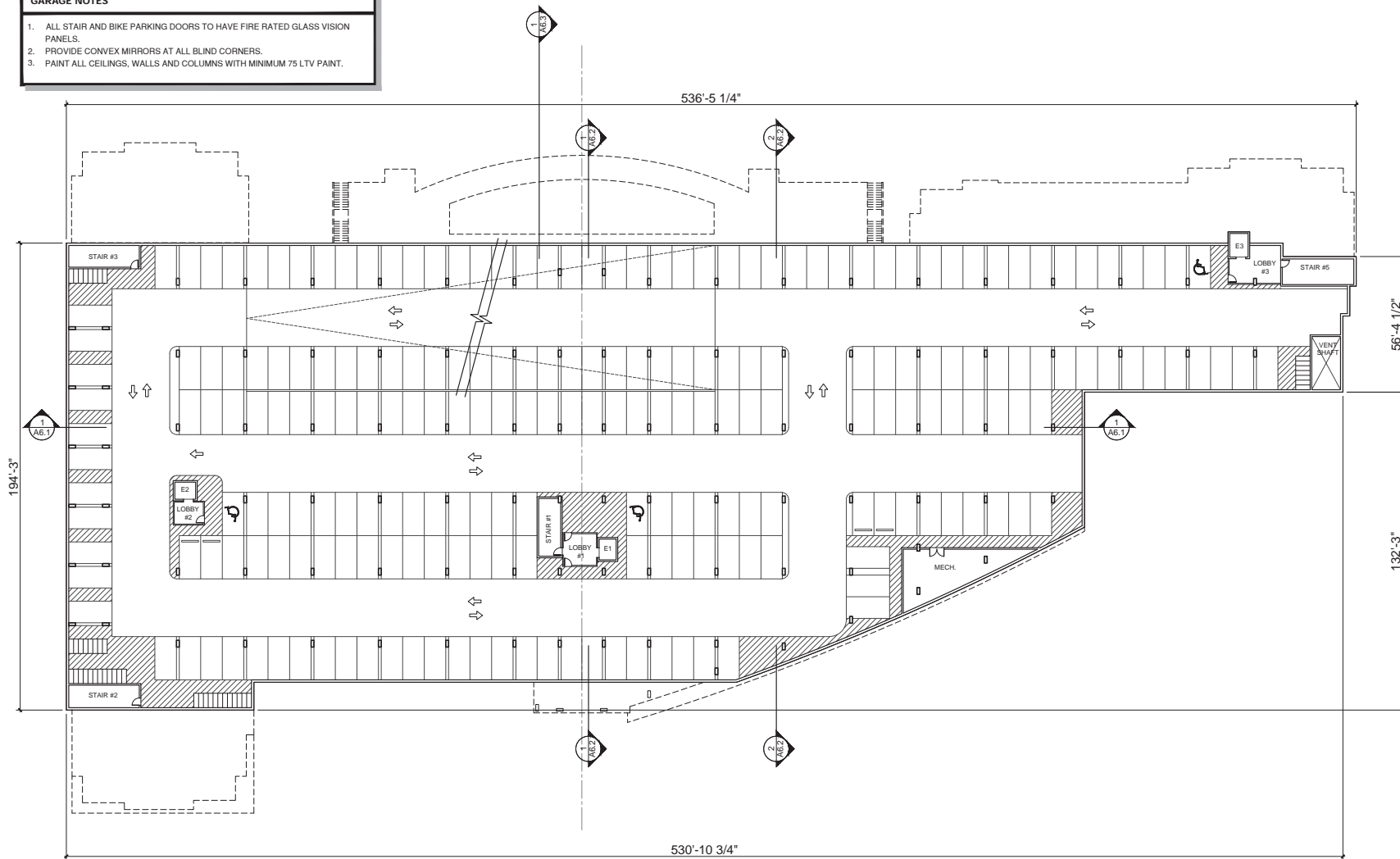
Dec 31, 2012

**A4.1**

© 2014 copyright ALLEN + PHILP ARCHITECTS, P.C.

# **GARAGE NOTES**

1. ALL STAIR AND BIKE PARKING DOORS TO HAVE FIRE RATED GLASS VISION PANELS.
2. PROVIDE CONVEX MIRRORS AT ALL BLIND CORNERS.
3. PAINT ALL CEILINGS, WALLS AND COLUMNS WITH MINIMUM 75 LTV PAINT.



**01 LEVEL B1 PLAN**  
SCALE: 1/20" = 1'-0"





# GARAGE NOTES

1. ALL STAIR AND BIKE PARKING DOORS TO HAVE FIRE RATED GLASS VISION PANELS.
2. PROVIDE CONVEX MIRRORS AT ALL BLIND CORNERS.
3. PAINT ALL CEILINGS, WALLS AND COLUMNS WITH MINIMUM 75 LTV PAINT.

TEMPE TOWN LAKE  
APN: 132-31-004G  
CITY OF TEMPE

536'-5 1/4"

97'-9"

174'-5"

530'-10 3/4"

01 LEVEL 1 PLAN

SCALE: 1/20" = 1'-0"

Allen + Philp  
7154 East Station Drive  
Fourth Floor  
Scottsdale, Arizona 85251  
480 950 2800 Fax: 480 950 3800  
www.allenphilp.com

HLR

Project Name:  
Southbank Lot 6  
6 Story Residential  
Project Address: 1190 E. Vista del Lago Dr.  
Tempe, Arizona  
Project Number: AP1488  
Issue Date: 3/10/2015

JLB  
PARTNERS

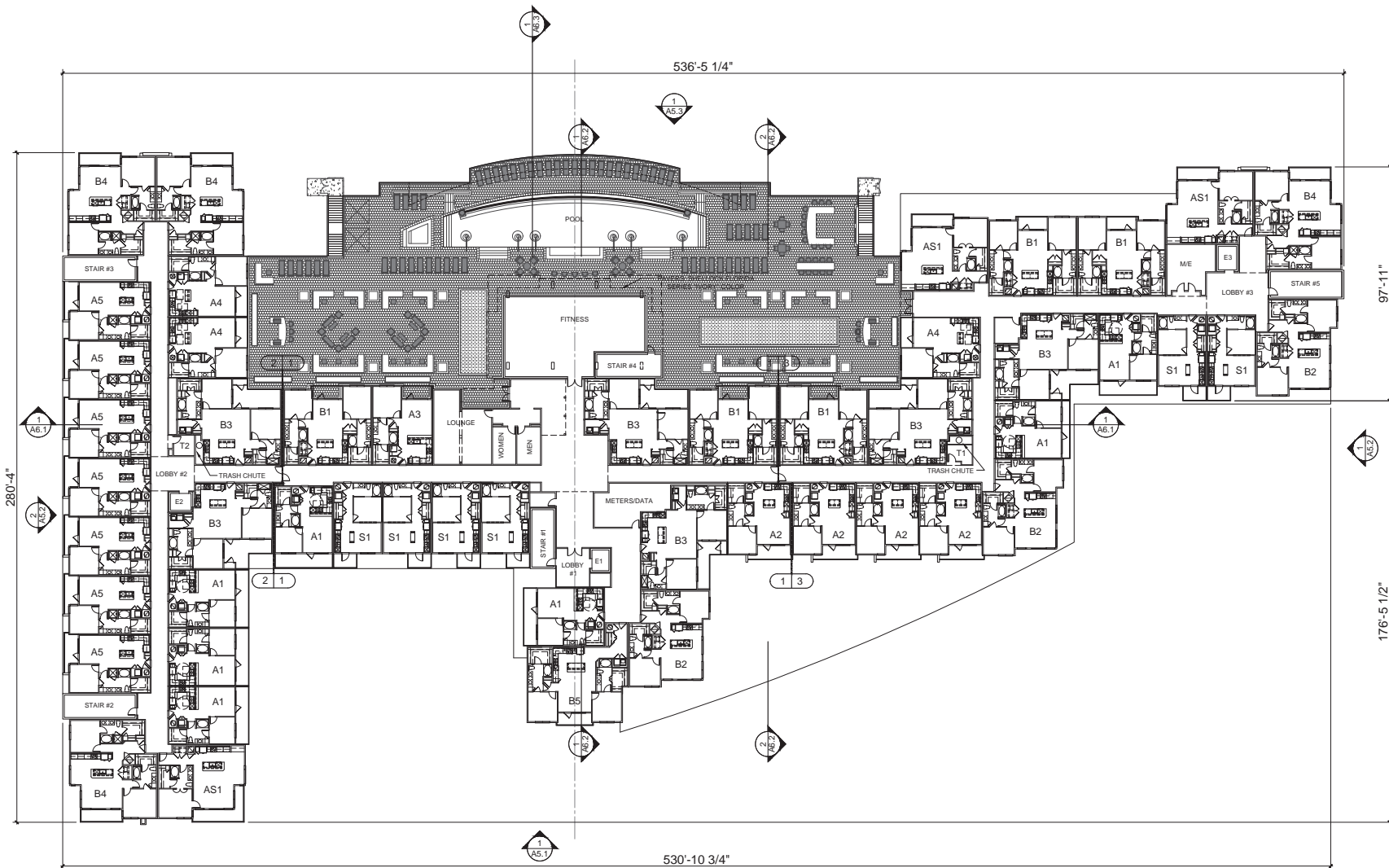
LEVEL 1 PLAN



Dec 31, 2012

A4.3

© 2014 copyright ALLEN + PHILP ARCHITECTS, P.C.



01 LEVEL 2 PLAN  
SCALE: 1/20" = 1'-0"

Project Name:  
Southbank Lot 6  
6 Story Residential  
Project Address: 1190 E. Vista del Lago Dr.  
Tempe, Arizona  
Project Number: AP1488  
Issue Date: 3/10/2015



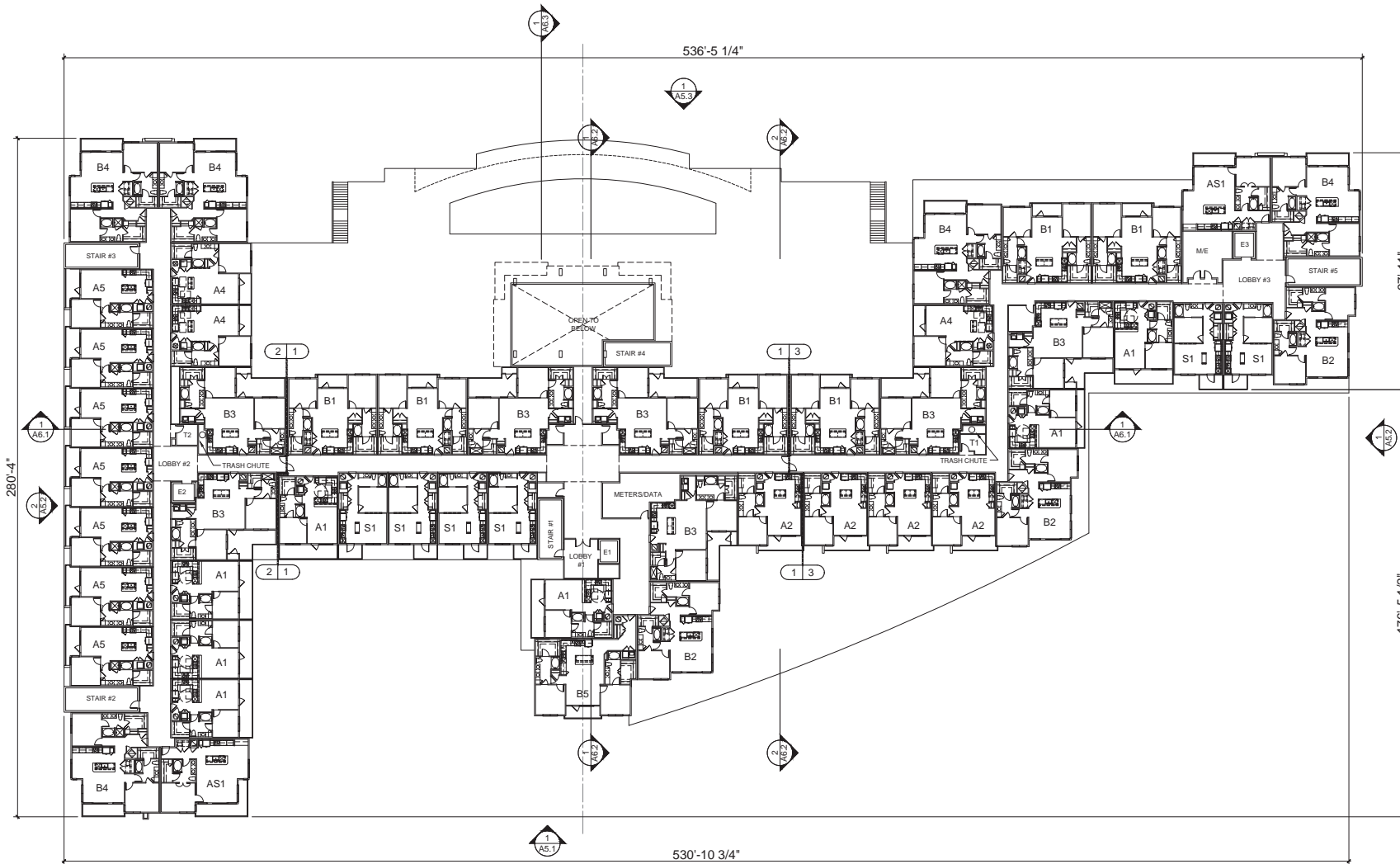
LEVEL 2 PLAN



Dec 31, 2012

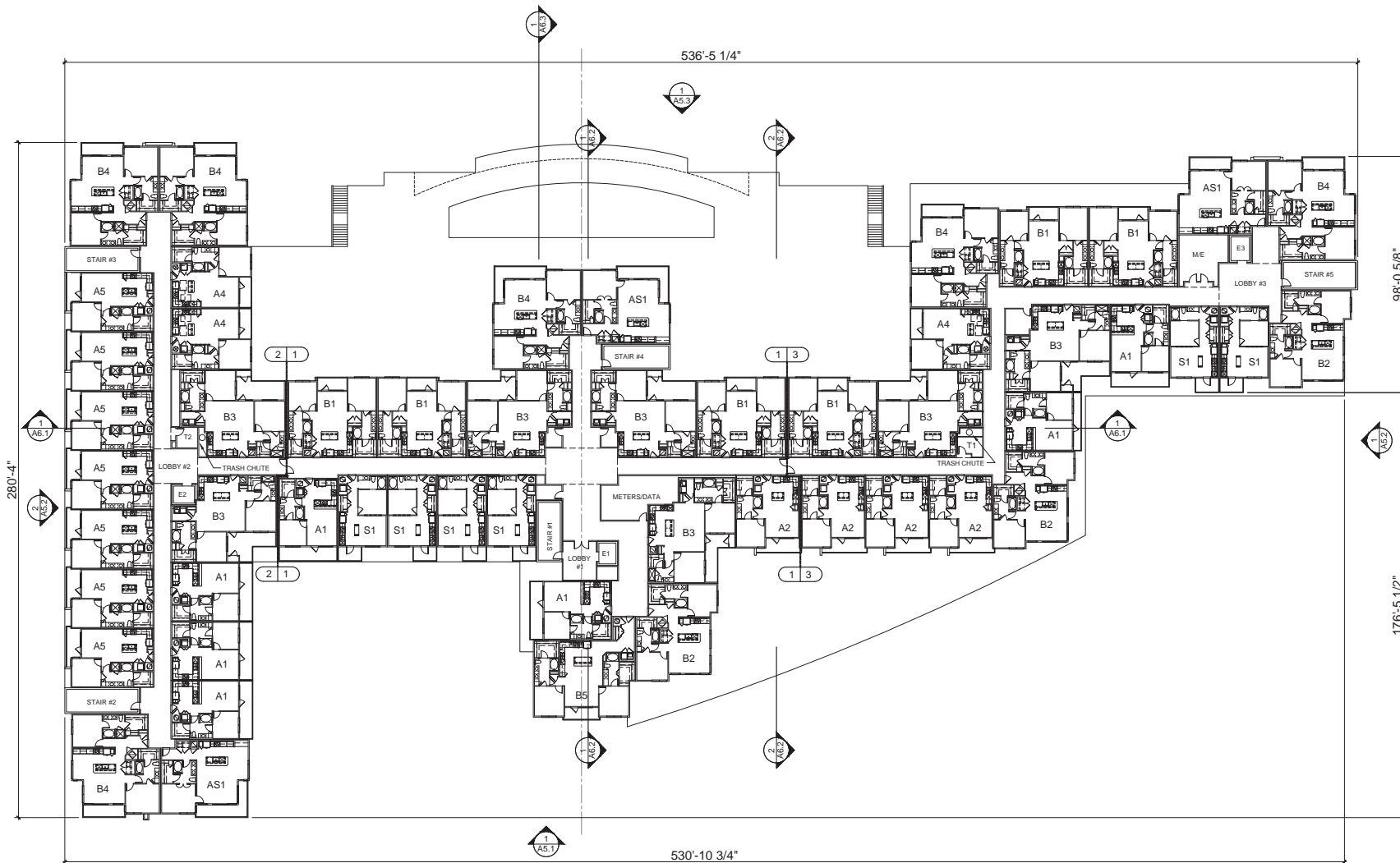
A4.4

© 2014 copyright ALLEN + PHILP ARCHITECTS PC



01 LEVEL 3 PLAN  
SCALE: 1/20" = 1'-0"





01 LEVEL 4 PLAN  
SCALE: 1/20" = 1'-0"



Project Name:  
Southbank Lot 6  
6 Story Residential  
Project Address: 1190 E. Vista del Lago Dr.  
Tempe, Arizona  
Project Number: AP1488  
Issue Date: 3/10/2015



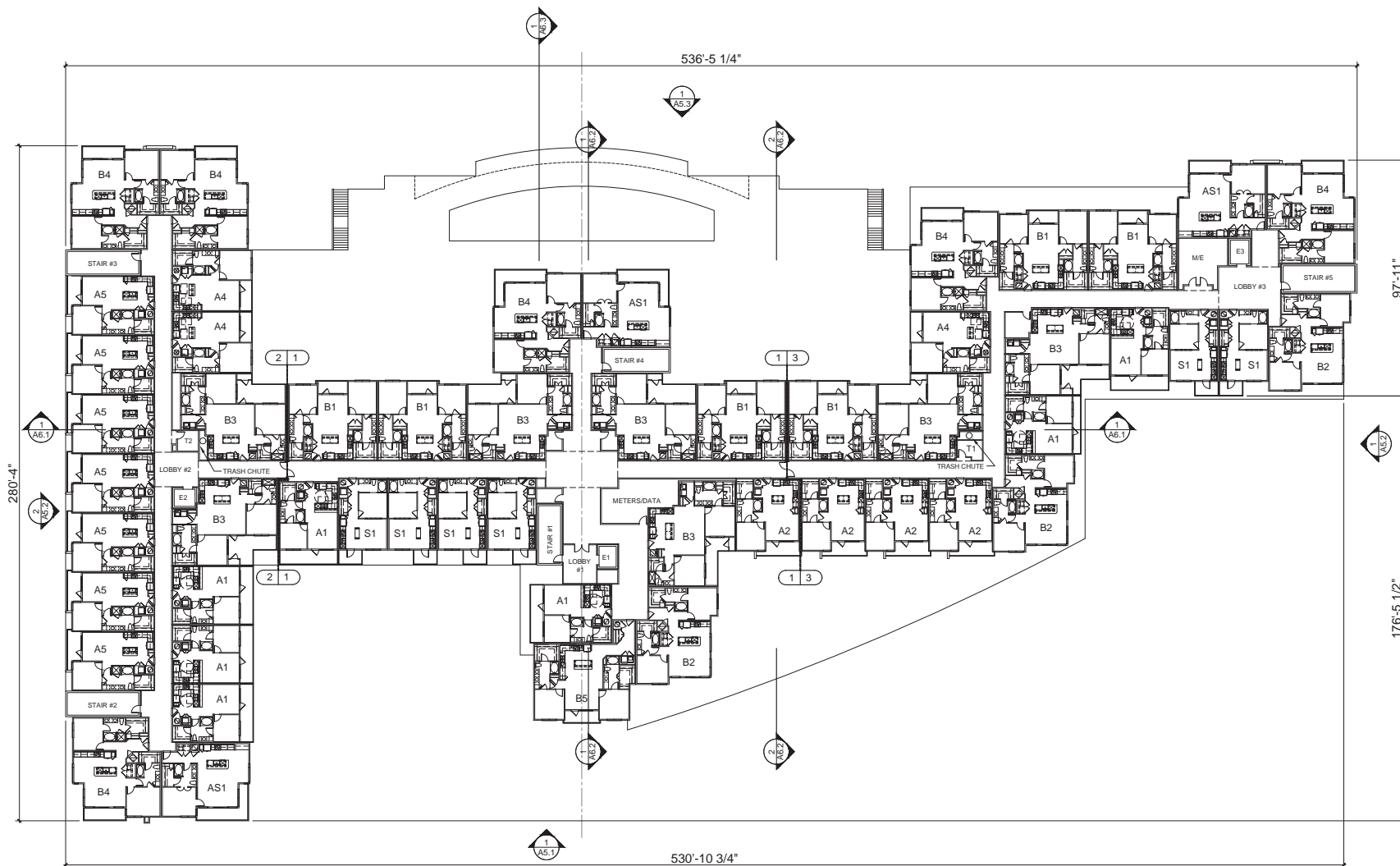
LEVEL 4 PLAN



Dec 31, 2012

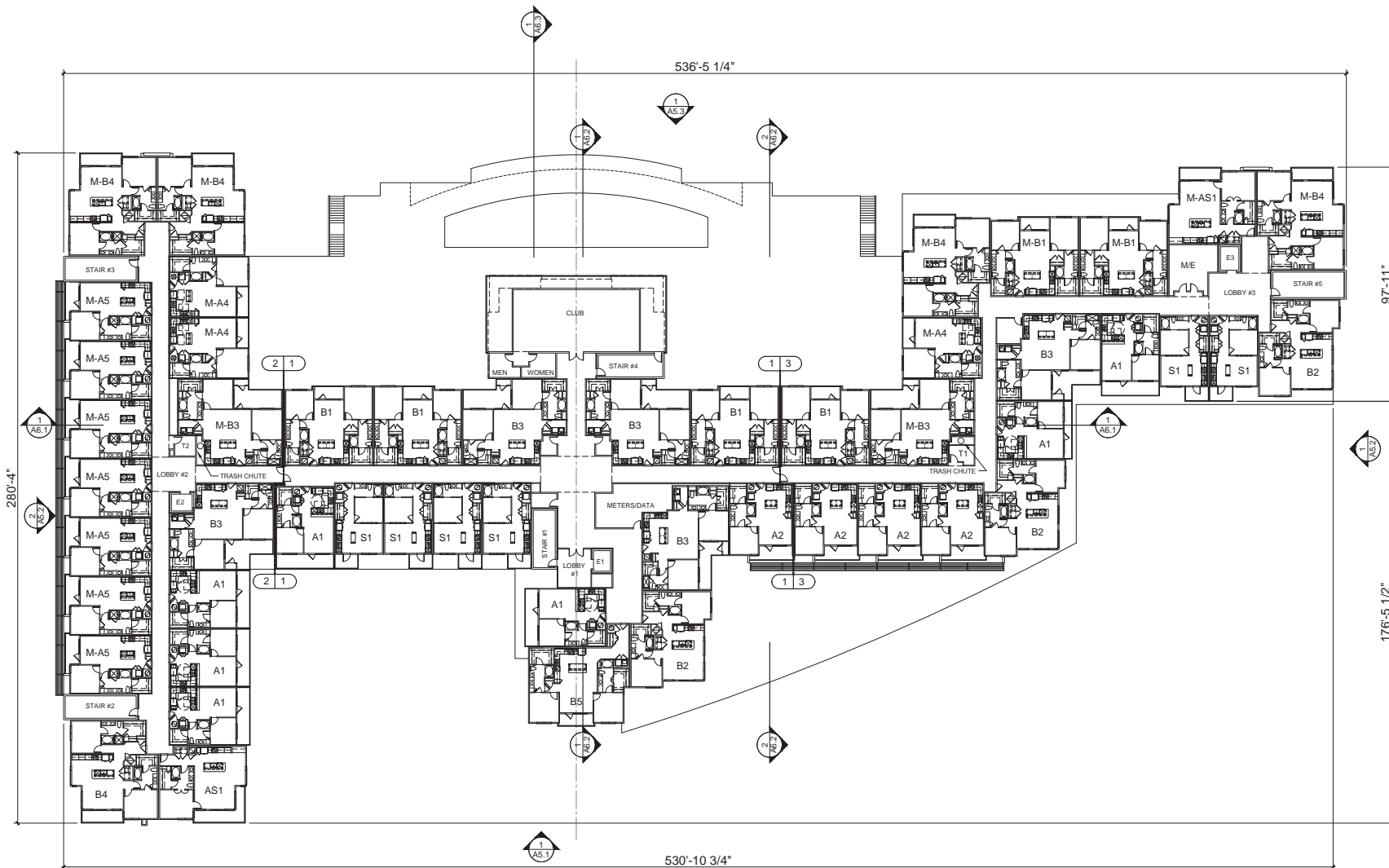
A4.6

© 2014 copyright ALLEN + PHILP ARCHITECTS, P.C.



01 LEVEL 5 PLAN  
SCALE: 1/20" = 1'-0"





01 LEVEL 6 PLAN  
SCALE: 1/20" = 1'-0"

Project Name:  
Southbank Lot 6  
6 Story Residential  
Project Address: 1190 E. Vista del Lago Dr.  
Tempe, Arizona  
Project Number: AP1488  
Issue Date: 3/10/2015



LEVEL 6 PLAN

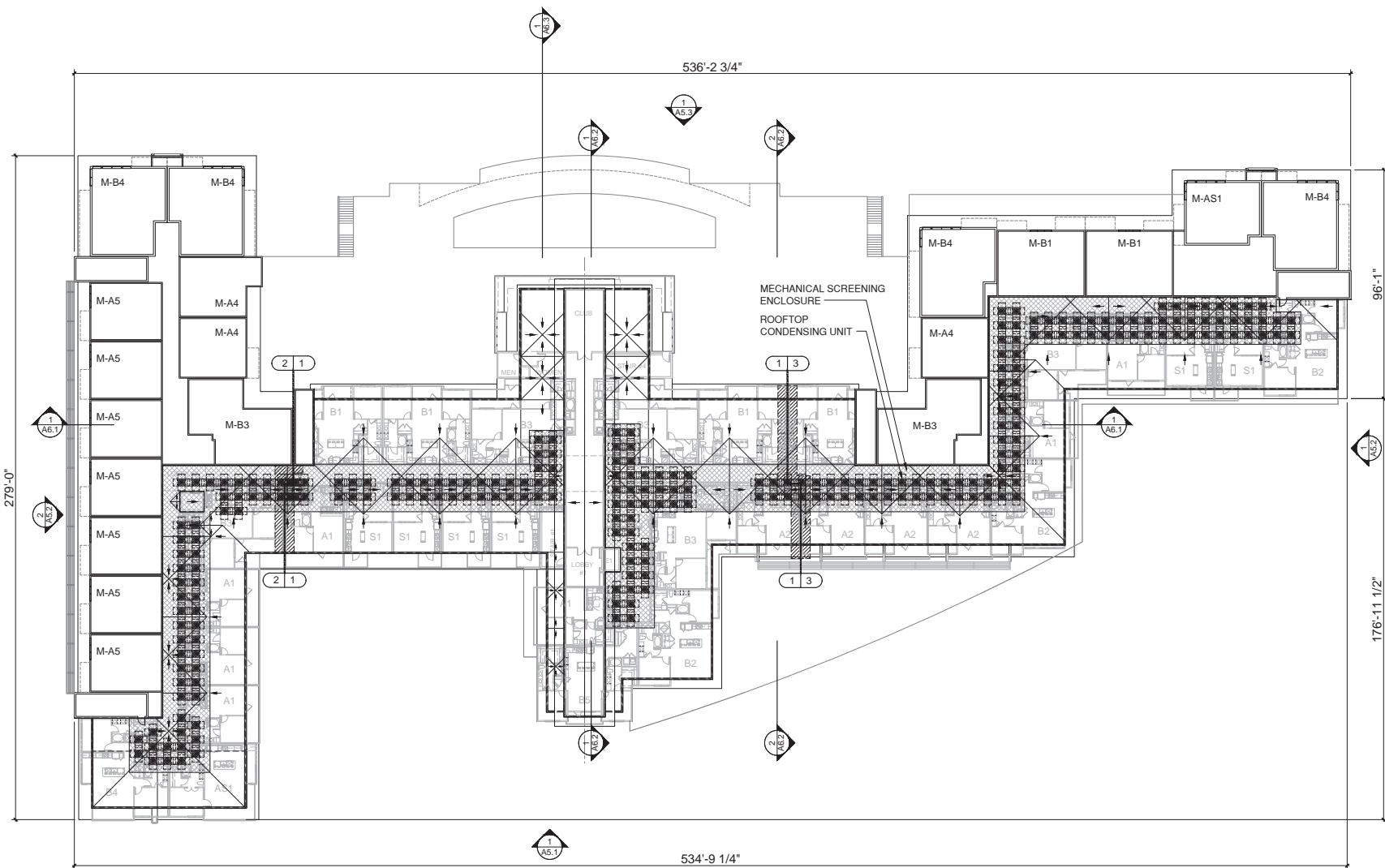


Dec 31, 2012

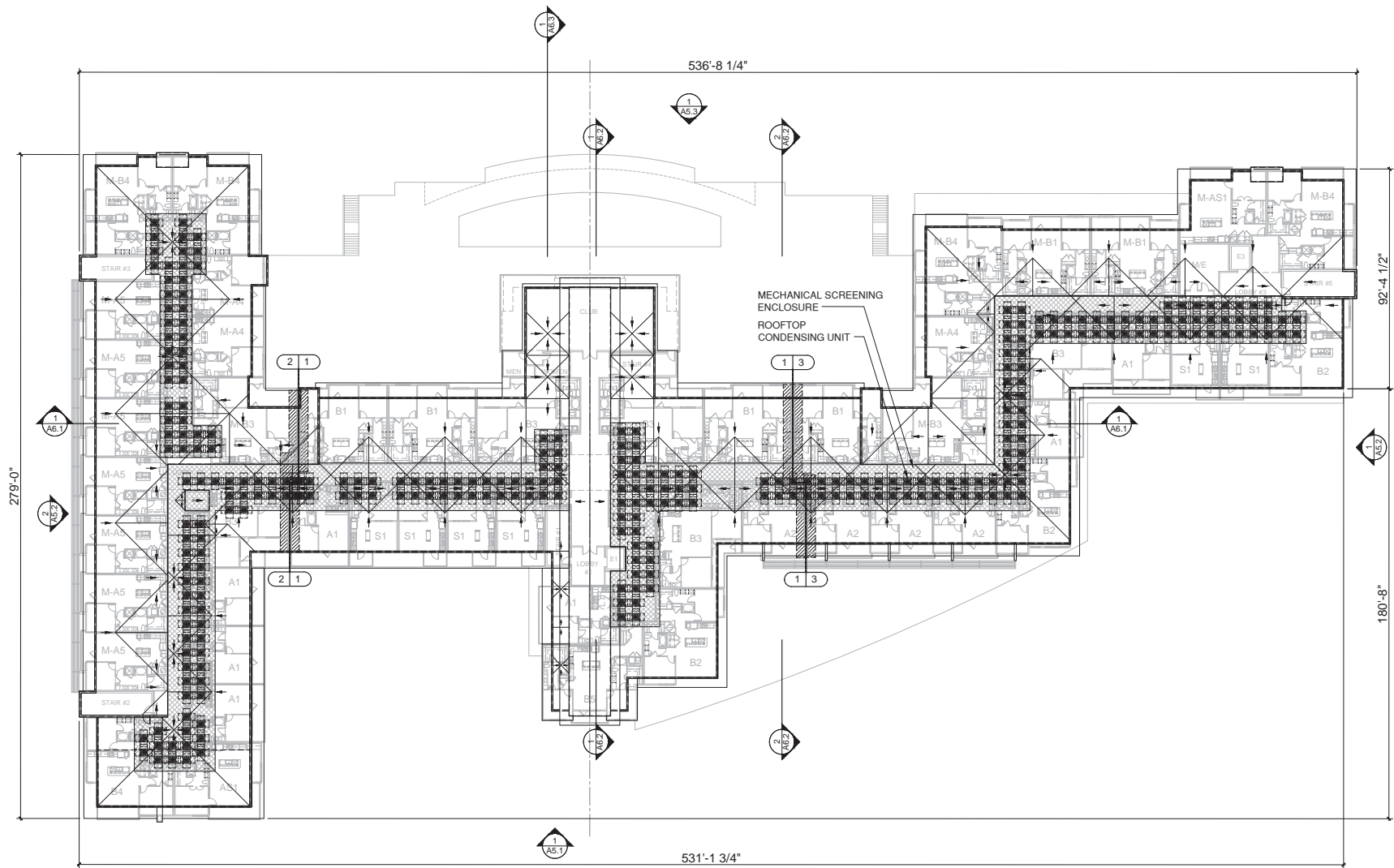
A4.8

© 2014 copyright ALLEN + PHILP ARCHITECTS, P.C.





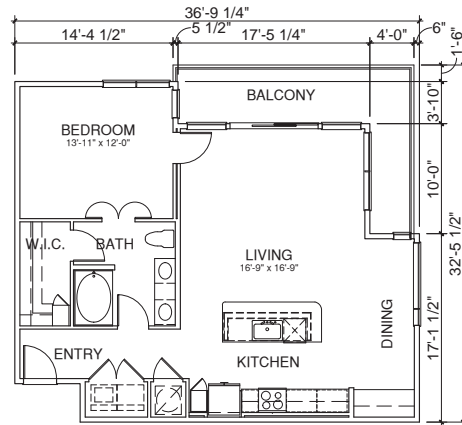
01 MEZZANINE PLAN  
SCALE: 1/20" = 1'-0"



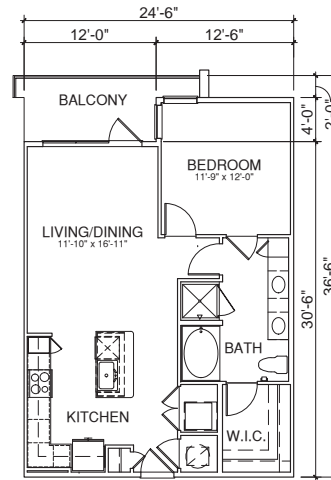
01 ROOF PLAN  
SCALE: 1/20" = 1'-0"



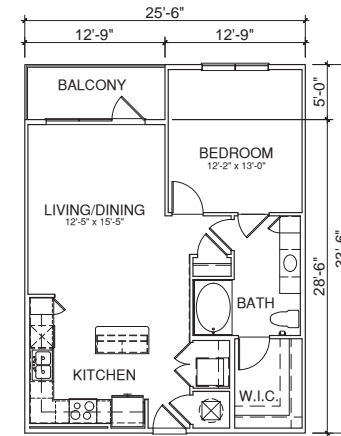




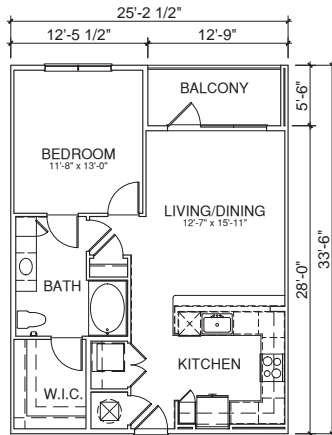
**07** UNIT AS1 PLAN  
SCALE: 3/16" = 1'-0" 988 S.F.



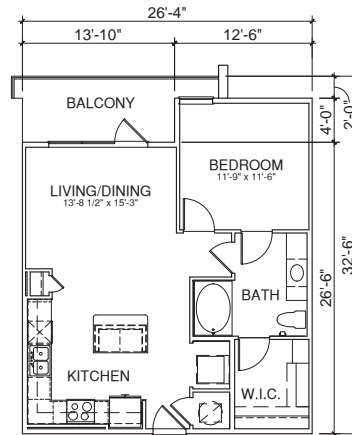
**06** UNIT A5 PLAN  
SCALE: 3/16" = 1'-0" 797 S.F.



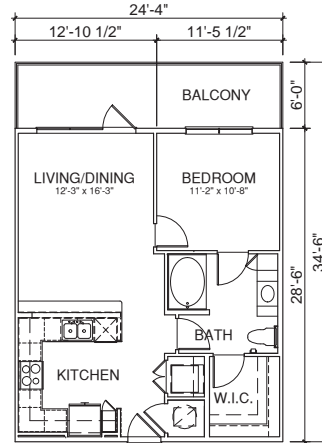
**05** UNIT A4 PLAN  
SCALE: 3/16" = 1'-0" 790 S.F.



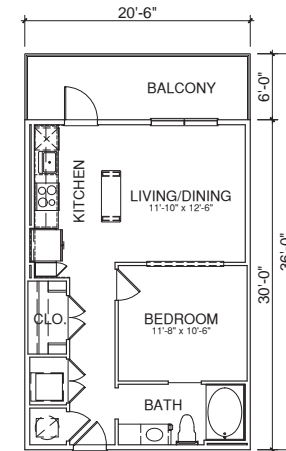
**04** UNIT A3 PLAN  
SCALE: 3/16" = 1'-0" 774 S.F.



**03** UNIT A2 PLAN  
SCALE: 3/16" = 1'-0" 748 S.F.



**02** UNIT A1 PLAN  
SCALE: 3/16" = 1'-0" 694 S.F.



**01** UNIT S1 PLAN  
SCALE: 3/16" = 1'-0" 614 S.F.

Project Name:  
Southbank Lot 6  
6 Story Residential  
Project Address: 1190 E. Vista del Lago Dr.  
Tempe, Arizona  
Project Number: AP1489  
Issue Date: 3/10/2015



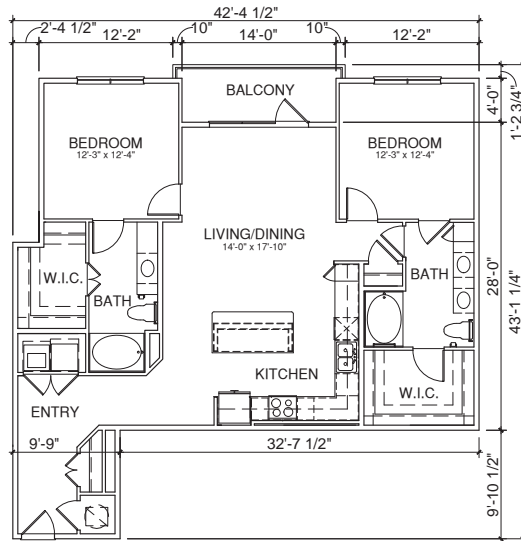
UNIT PLANS



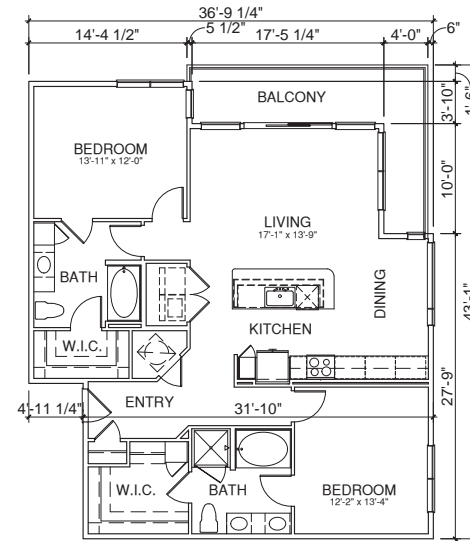
Dec 31, 2012

A2.1

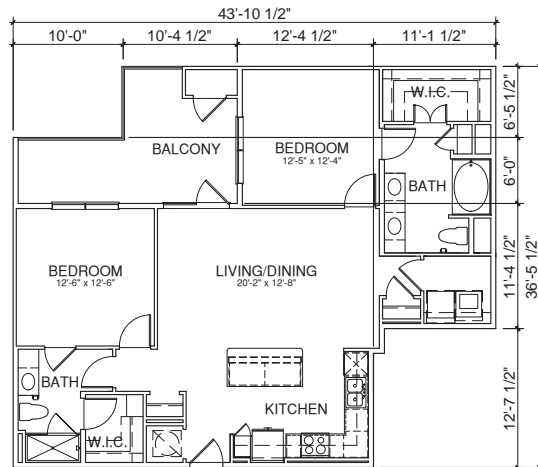
© 2014 copyright ALLEN + PHILP ARCHITECTS PC



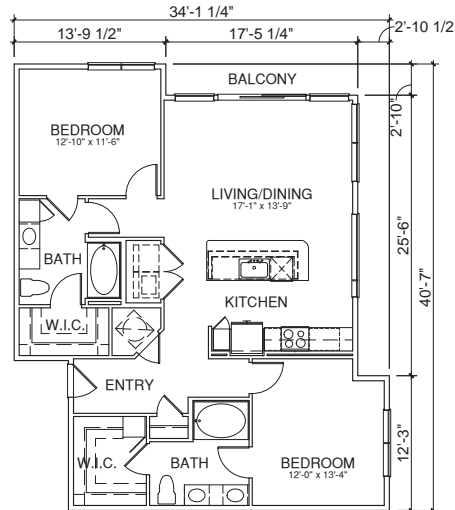
**05** UNIT B5 PLAN  
SCALE: 3/16" = 1'-0" 1,361 S.F.



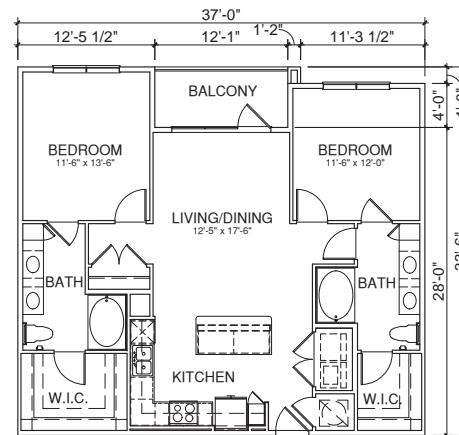
**04** UNIT B4 PLAN  
SCALE: 3/16" = 1'-0" 1,330 S.F.



**03** UNIT B3 PLAN  
SCALE: 3/16" = 1'-0" 1,208 S.F.



**02** UNIT B2 PLAN  
SCALE: 3/16" = 1'-0" 1,186 S.F.



**01** UNIT B1 PLAN  
SCALE: 3/16" = 1'-0" 1,154 S.F.





Lake Front Perspective



Lake Front Aerial



Pool Deck Perspective



South West Corner Perspective

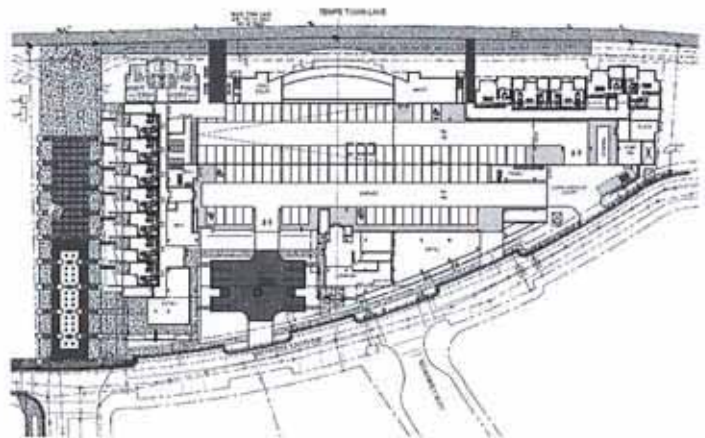


Lake Front Perspective



---

# Southbank Lot 6 Parking Analysis



## Prepared for:

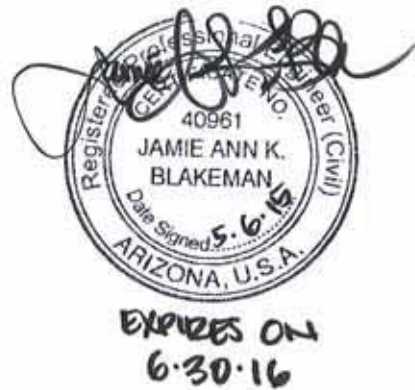
JLB Partners, LP  
9237 E Via de Ventura, Suite 215  
Scottsdale, AZ 95258

## Prepared by:



J2 Engineering and Environmental Design  
4649 E. Cotton Gin Loop, Suite B2  
Phoenix, AZ 84040

Project Number: 150795  
May 6, 2015



## Executive Summary

This Southbank Lot 6 Parking Analysis provides an evaluation of the appropriate number of parking spaces for the proposed Southbank Lot 6 development. **The current plan provides 486 parking spaces**, which is a 7.6% reduction from the City of Tempe Zoning Code which would require 526 parking stalls.

Due to the development's close proximity to local businesses including the new State Farm campus, restaurants and entertainment venues as well as the Arizona State University campus, the proposed Southbank Lot 6 development is very likely to attract active and fitness conscious residents. These types of residents are more likely to use alternatives modes of transportation.

Three other parking demand calculations for this proposed development were evaluated:

1. *ITE Parking Generation* - Parking demand was calculated based on the ITE Parking Generation, 4<sup>th</sup> Edition resulting in **394 parking stalls**.
2. *City of Scottsdale Code* – Parking demand was calculated based on the current City of Scottsdale Code resulting in **420 parking stalls**.
3. *City of Phoenix Code* – Parking demand was calculated based on the current City of Phoenix Code resulting in **371 parking stalls**.

Considering the potential demographics of active and fitness conscious resident; the three calculations above; the location of the proposed development; and, the surrounding network of pedestrian, bicycle and transit facilities, the 486 parking spaces provided by the proposed Southbank Lot 6 development should sufficiently accommodate the expected parking demand.